

EMERGENCY VETERINARY CLINIC OF TUALATIN

TUALATIN, OREGON

CHERRY TREE PROPERTIES, LLC.

OWNER

8250 SW TONKA ST
TUALATIN, OREGON 97062
(T): (503) 691-7922
(F): (503) 691-7925
CONTACT: JONATHAN WISNIEWSKI

CIDA, INC.

ARCHTTECT / STRUCTURAL

15895 SW 72ND AVE, SUITE 200
PORTLAND, OREGON 97224
(T): (503) 226-1285
(F): (503) 226-1670
CONTACT: REBECCA KERR

AAI ENGINEERING

CIVIL ENGINEER / LANDSCAPE

4875 SW GRIFFITH DR., SUITE 300
BEAVERTON, OREGON 97005
(T): (503) 620-3030
(F): (503) 620-5539
CONTACT: CRAIG HARRIS

PACIFIC CREST STRUCTURES, INC.

CONTRACTOR

17750 SW UPPER BOONES FERRY RD.,
SUITE 190
DURHAM, OR 97224
(T): (503) 968-8948
CONTACT: STEVE CLOSE
CCB# 66915

DEFERRED SUBMITTALS

LEGAL DESCRIPTION

TAX LOT: 1700 AND 1805
TAX MAP: 25 1W 24CB

PER TICOR TITLE COMPANY OF OREGON PRELIMINARY REPORT
ORDER NUMBER: 3626072948CDW-TIPORS0
EFFECTIVE DATE: JANUARY 14, 2015

LEGAL DESCRIPTION

PARCEL 1:
A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 2060.3 FEET TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 739.5 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 250 FEET TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 214.5 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 250 FEET TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 214.5 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:
A PORTION OF PARCEL 3, PARTITION PLAT NO. 1994-011, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EASTERLY NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 89°27'08" WEST, 214.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 9°27'08" WEST, 2.32 FEET TO A POINT ON THE EAST LINE OF SW TONKA ROAD; THENCE NORTH-WESTERLY ON SAID EAST LINE, 80.41 FEET ALONG THE ARC OF A 140.0 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS 26°57'24" WEST, 79.31 FEET; THENCE SOUTH 88°59'04" EAST, 38.19 FEET; THENCE SOUTH 00°04'03" EAST, 70.0 FEET TO THE TRUE POINT OF BEGINNING.

GENERAL NOTES

CONTRACTOR TO COORDINATOR PHYSIOLOGIST TO EVALUATE X-RAY ROOM LEAD LINING REQUIREMENTS.

CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY A/E OF ANY DISCREPANCIES.

ELECTRICAL, MECHANICAL & FIRE PROTECTION BY SEPARATE PERMIT

REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR COMPLIANCE WITH APPLICABLE CODES

APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SPECIFICATIONS AND STANDARDS SHALL MEAN, AND ARE INTENDED TO BE, THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE STANDARD IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.

CONTRACTOR SHALL COORDINATE ANY NECESSARY TESTING AND INSPECTIONS.

SEE STRUCTURAL CALCULATIONS AND DRAWINGS FOR ADDITIONAL CODE REQUIREMENTS

SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION

ALL HARDWARE SHALL COMPLY WITH REQUIREMENTS OF THE ADA.

ALL DOORS AND WINDOWS SHALL COMPLY WITH APPLICABLE ENERGY CODES.

FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY SECTION 906, IFC. COORDINATE FINAL LOCATION WITH FIRE MARSHALL.

GLASS USED IN DOORS OR GLAZING LOCATED WITHIN A 24" ARC OF THE NEAREST VERTICAL EDGE OF A DOOR OR IN AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS SHALL BE TEMPERED OR OF AN APPROVED SAFETY GLAZING MATERIAL PER SECTION 2406, IBC.

LIGHT AND VENTILATION NOT INDICATED ON THESE PLANS SHALL BE PROVIDED AS PER SECTION 1203 & 1205 OF THE IBC.

ALL INSULATION INDICATED ON PLANS SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS IN SECTION 719, IBC FOR SMOKE DENSITY AND FLAME SPREAD.

ROOFING MATERIAL INDICATED ON PLANS SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 1507, IBC.

PROVIDE EXIT ILLUMINATION AND SIGNAGE PER SECTION 1006 & SIGNAGE PER SECTION 1011 OF THE OSBC.

ALL DIMENSION ARE TO CENTERLINE OF WALL UNLESS OTHERWISE NOTED, ALL DIMENSIONED TO EXISTING CONSTRUCTION IS TO FACE OF WALL UNLESS OTHERWISE NOTED.

CUT EDGE AND DRILLED BOLT HOLES IN FR FRAMING MEMBERS TO BE COATED WITH COPPER NAPHTHENATE OR APPROVED SUBSTITUTE.

PRESERVATIVE TREATMENTS TO BE WATERBORNE PRESERVATIVE ACCORDING TO AWPA C2 AND C15.

ZONING CODE INFORMATION

PLANNING DISTRICT DESIGNATION: CG- GENERAL COMMERCIAL

EXISTING BUILDING SQUARE FOOTAGE: 7,901 SF
NEW BUILDING SQUARE FOOTAGE: 3,603 SF
TOTAL BUILDING SQUARE FOOTAGE: 11,504 SF

EXISTING PARKING SPACES APPROVED UNDER PERMIT ADD15-1333:

TYPE	SIZE	# PROVIDED
STANDARD	9' x 18.5'	21
H/C ACCESSIBLE	9' x 18.5'	2
CARPOOL/VANPOOL	9' x 18.5'	1
TOTAL:		24 STALLS

MIN. PARKING STALLS REQUIRED FOR NEW ADDITION:
MEDICAL/DENTAL OFFICE: 3.9 PER 1,000 SF = 3.9 X 3.6 = 14 SPACES

TOTAL PROVIDED PARKING SPACES:

TYPE	SIZE	# PROVIDED
STANDARD	9' x 18.5'	35
H/C ACCESSIBLE	9' x 18.5'	2
CARPOOL/VANPOOL	9' x 18.5'	1
TOTAL:		38 STALLS

LOADING BERTH REQUIRED: 1
LOADING BERTHS PROVIDED: 1

BICYCLE PARKING REQUIRED FOR NEW ADDITION: 2
BICYCLE PARKING PROVIDED FOR NEW ADDITION: 2 (COVERED)

LANDSCAPING REQUIRED: 20% (10,990 SF)
LANDSCAPING PROVIDED: 25% (13,774 SF)

PARKING LOT LANDSCAPE REQUIRED:
- 950 SF
- 1 TREE PER 4 PARKING STALL

PARKING LOT LANDSCAPE PROVIDED:
(E) 748 SF
(N) 686 SF
TOTAL: 1,434 SF
- 6 TREES

SITE AREA: 54,951 SF (1.26 ACRES)

SITE COVERAGE: 20%

BUILDING CODE INFORMATION

BUILDING CODE: 2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

OCCUPANCY CLASSIFICATION: B

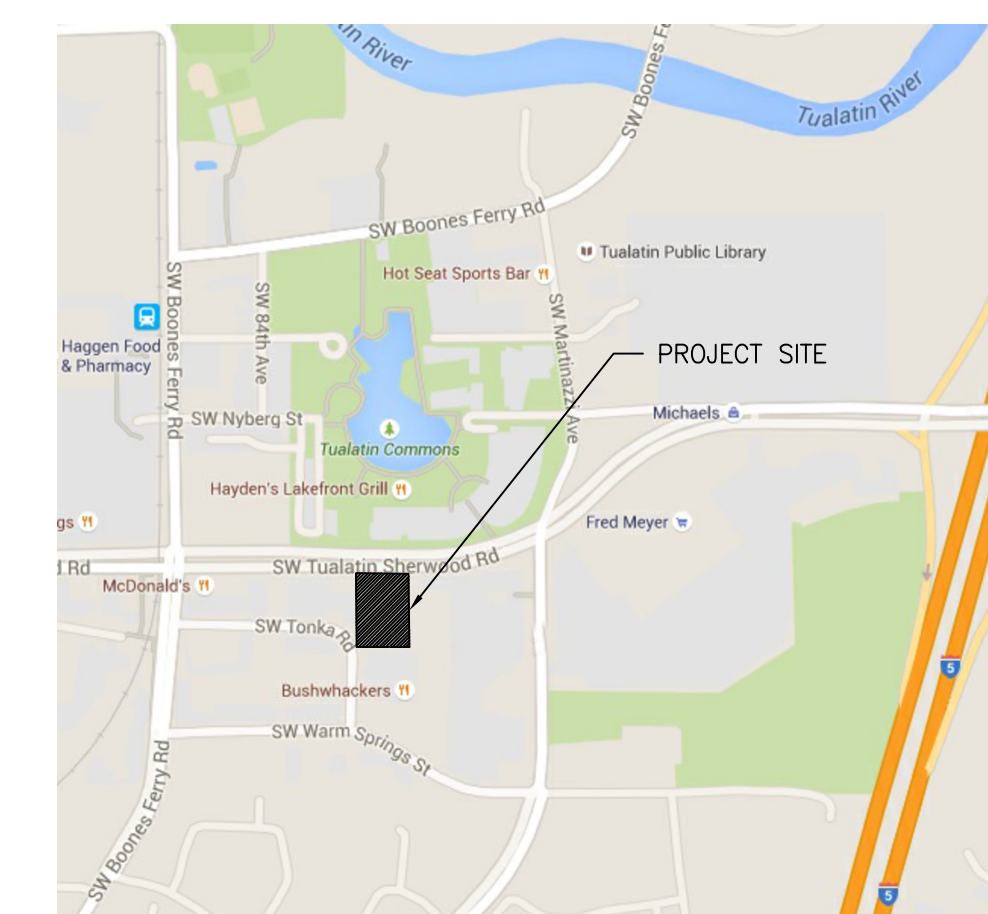
CONSTRUCTION TYPE: V-B

(E) BUILDING FIRST FLOOR: 5,320 SF
(E) BUILDING SECOND FLOOR: 2,581 SF
(N) BUILDING FIRST FLOOR ADDITION: 3,603 SF
TOTAL: 11,504 SF

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL INCLUDE ADDING NEW EXAM ROOMS AT THE WEST END OF THE EXISTING BUILDING, NEW TECH SPACE, BREAK ROOM, AND LAUNDRY ROOM ON THE SOUTH-SIDE OF THE BUILDING. ADDITIONALLY, A LARGER ADDITION TO THE EAST SIDE TO EXPAND THE SPACE OF THE CURRENT TENANT ALSO OCCUPYING THE BUILDING. THIS NEW ADDITION WILL BE WOOD FRAMED CONSTRUCTION AND WILL BE SEISMICALLY SEPARATED FROM THE EXISTING STRUCTURE.

RELEASES	
GENERAL	
CS1	COVER SHEET
FLS1	FIRE LIFE SAFETY
FLS2	FIRE LIFE SAFETY
CIVIL	
C0.1	GENERAL NOTES
C0.2	EXISTING CONDITIONS
C0.3	DEMOLITION PLAN
C1.0	HARDSCAPE PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN
C4.0	DETAILS
C4.1	DETAILS
LANDSCAPE	
L1.0	LANDSCAPE PLAN
SITE LIGHTING	
SL1.1	SITE LIGHTING PLAN
ARCHITECTURAL	
A0.1	ARCHITECTURAL SITE PLAN
A0.2	SITE DETAILS
A1.1	DEMO PLANS
A1.2	FLOOR PLANS
A1.3	REFLECTED CEILING PLAN
A1.4	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A4.1	WALL SECTIONS
A5.1	DOOR & WINDOW SCHEDULES
A5.2	DOOR & WINDOW DETAILS
A6.1	INTERIOR ELEVATIONS
STRUCTURAL	



VICINITY MAP
NO SCALE

PRELIMINARY
PLAN ONLY-NOT
FOR
CONSTRUCTION

17/2022 ARCHITECTURAL REVIEW SET

2



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EMERGENCY VETERINARY CLINIC OF TUALATIN

TENANT IMPROVEMENT FOR:

8250 SW TONKA ST.
TUALATIN, OREGON 97062

COVER SHEET

CS1

JOB NO. 21006201

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NOTICE TO EXCAVATORS: ATTENTION:
 OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

DIG SAFELY
 CALL THE OREGON ONE-CALL CENTER
 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	503-226-4211 EXT.4313
M-F 7am-5pm	503-226-4211
AFTER HOURS	503-226-4211
PGE	503-464-7777
QWEST	1-800-573-1311
VERIZON	1-800-483-1000



**Know what's below.
 Call before you dig.**

GENERAL NOTES

- CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED - DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.
- BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
- CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2017 OREGON PLUMBING SPECIALTY CODE AND LOCAL JURISDICTION REQUIREMENTS.
- THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF AA ENGINEERING, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
- TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO LOCAL JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
- THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
- EXISTING SURVEY MONUMENTS ARE TO BE PROTECTED DURING CONSTRUCTION OR REPLACED IN ACCORDANCE WITH OREGON REVISED STATUTES 209.140 - 209.155.

CONSTRUCTION NOTES

- DEMOLITION**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
 - EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
 - ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
 - ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
 - CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
 - SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
- CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC, ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
- BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

STORM AND SANITARY

- CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2021 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
- BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.
- ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 1 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.
- ALL STORM AND SANITARY FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

WATER

- ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO THE FINISH GRADE.
- ALL WATER AND FIRE PRESSURE FITTINGS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKS PER DETAIL.
- ALL WATER MAIN / SANITARY SEWER CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT REGULATIONS, CHAPTER 333.

EARTHWORKS

- CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
- TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL, THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.
- SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.

PAVING

- SEE ARCHITECTURAL PLANS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

MATERIAL NOTES

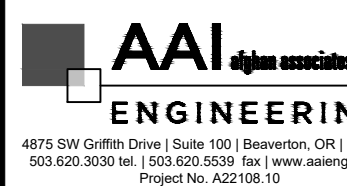
- GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.
- STORM AND SANITARY SEWER PIPING SHALL BE PVC PIPE AS INDICATED IN THE PLANS. PIPES WITH LESS THAN 2" OF COVER SHALL BE C900/C905 PVC, HDPE OR DUCTILE IRON PIPE.
- PRIVATE WATER MAINS 4-INCH DIAMETER AND LARGER SHALL BE DUCTILE IRON PIPE SCH 52 OR C900; AS INDICATED IN THE PLANS.
- PRIVATE WATER LINES 3-INCH DIAMETER AND SMALLER SHALL BE TYPE K COPPER OR PVC; AS INDICATED IN THE PLANS.
- CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.

SEPARATION STATEMENT

ALL WATER MAIN CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT, CHAPTER 333. WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH A 18" MINIMUM CLEARANCE BETWEEN OUTSIDE DIAMETERS OF PIPE WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10'. MAINTAIN 12" MINIMUM VERTICAL DISTANCE FOR ALL OTHER UTILITY CROSSINGS AND 12" HORIZONTAL PARALLEL DISTANCE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM 10' HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID ON A SEPARATE SHELF IN THE TRENCH 18" INCHES ABOVE THE SEWER.



ISSUED DATE: 1 7/7/2022 - ARCHITECTURAL REVIEW SET



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TENANT IMPROVEMENT FOR:
EMERGENCY VETERINARY CLINIC OF TUALATIN
 8250 SW TONKA ST.
 TUALATIN, OREGON 97062

C0.1
 GENERAL NOTES
 JOB NO. 210062.01

GENERAL NOTES

- THIS MAP IS INTENDED TO BE AN UPDATED TOPOGRAPHIC BASE MAP FOR DESIGN PURPOSES. IT IS AN AUGMENTATION OF AN A.L.T.A. SURVEY COMPLETED BY SUMMIT LAND SURVEYORS IN FEBRUARY OF 2015. THE AREA DIRECTLY NORTH OF THE BUILDINGS HAS BEEN IMPACTED BY CONSTRUCTION SINCE THE ORIGINAL A.L.T.A. SURVEY WAS COMPLETED. WE DID NOT VISIT AREAS TO THE SOUTH OR EAST OF THE EXISTING BUILDINGS. WE ALSO DID NOT VISIT AREAS NORTH OF THE PARKING LOT. BOUNDARY AND EASEMENT DETERMINATION WERE NOT A COMPONENT OF THIS SURVEY, SO THE INFORMATION RELATED TO THAT IS PER THE ORIGINAL A.L.T.A. SURVEY AND TITLE REPORT BACK IN 2015.
- PROPERTY ADDRESS PER TITLE REPORT:
8250 SW TONKA STREET
TUALATIN, OREGON 97062
- ***LEGAL DESCRIPTION CALLS OUT STREET NAME AS SW TONKA ROAD. STREET NAME PER WASHINGTON COUNTY TAX MAP IS SW TONKA STREET***
- PER TITLE REPORT ORDER NO.: 3626072948CDW-TTPOR50 (DATED JANUARY 14, 2015), SURVEY RELATED TITLE COMMITMENT EXCEPTIONS ARE SHOWN AND NOTED HEREON.
- THE BASIS OF BEARINGS NOTED HEREON ARE BASED UPON A GEODETIC BEARING BASE UTILIZING THE NAD83 OREGON STATE PLANE (POLYCONIC) NORTH ZONE COORDINATE SYSTEM.
- WASHINGTON COUNTY BENCHMARK NO. 448: AN OREGON STATE HIGHWAY DEPARTMENT DISC STAMPED "L 632 1971" LOCATED IN THE TOP OF THE GUARDRAIL AT THE SOUTHWEST CORNER OF THE BRIDGE OVER I-5 ON SW SAGERT RD. 3.3 FEET ABOVE THE ROAD SURFACE. ELEVATION 231.978 (NGVD 29)
- ***BENCHMARK ELEVATION NOTE***
3.484 FT HAVE BEEN ADDED TO THE BENCHMARK ELEVATION AS WELL AS ALL ELEVATIONS DEPICTED HEREON TO DISPLAY ELEVATIONS IN ACCORDANCE WITH THE CITY OF TUALATIN'S FLOOD ELEVATION DATUM OF NAVD 88. THEREFORE, FOR THE PURPOSES OF THIS SURVEY, WASHINGTON COUNTY BENCHMARK NO. 448 HAS AN ELEVATION OF 235.462 (NAVD 88).
- UNDERGROUND UTILITIES SHOWN HEREON ARE FROM READILY IDENTIFIABLE SURFACE INDICATORS AND UTILITY SERVICE PROVIDER PAINT MARKS.
- THERE IS A CURB ENCROACHMENT ONTO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AS NOTED AND SHOWN HEREON.

EXCEPTIONS

Ticor Title Company of Oregon Order No.:
3626072948CDW-TTPOR50
Effective date: January 14, 2015

SPECIFIC ITEMS AND EXCEPTIONS:

6. City Liens, if any, in favor of the City of Tualatin. None found as of January 26, 2015.
NOT SURVEY RELATED

7. Rights of the public to any portion of the Land lying within streets, roads and highways.
NOT SURVEY RELATED

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Entitled: Easement, including the terms and provisions thereof, in favor of: Julius Martinazzi
Purpose: Power line
Recording Date: October 27, 1952
Recording No: Book 338, Page 165
Affects: Parcel II--also shown on plat
SURVEY RELATED -- EASEMENT IS SHOWN AND NOTED HEREON

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Entitled: Easement, including the terms and provisions thereof, in favor of: City of Tualatin
Purpose: Utilities
Recording Date: July 11, 1969
Recording No: Book 749, Page 829
Affects: West 10 feet Parcel I
SURVEY RELATED -- EASEMENT IS SHOWN AND NOTED HEREON

10. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat
Name of Plat: Partition Plat No. 1994-011
Affects: Parcel II
NOT SURVEY RELATED

11. Although we have reason to believe the following Deeds of Trust has been paid in full, we find no releases of record.

A. A deed of trust to secure an indebtedness in the amount shown below.
Amount: \$18,000.00
Dated: August 29, 1988
Trustor/Grantor: Stan C. Sposito
Trustee: Gary Bisaccio
Beneficiary: Dolores Simonatti
Loan No.: none
Recording Date: October 7, 1988
Recording No: 88-044748
Affects: Parcel I

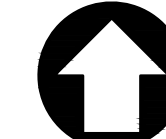
B. A deed of trust to secure an indebtedness in the amount shown below.
Amount: \$95,000.00
Dated: February 16, 1989
Trustor/Grantor: Stanley C. Sposito
Trustee: Transamerica Title Insurance Company
Beneficiary: The Wilkinson Real Estate Trust
Loan No.: none
Recording Date: February 17, 1989
Recording No: 89-007261
Affects: Parcel I
NOT SURVEY RELATED

12. The terms of the trust agreement under which S&T Sposito Living Trust, herein holds title.
NOT SURVEY RELATED

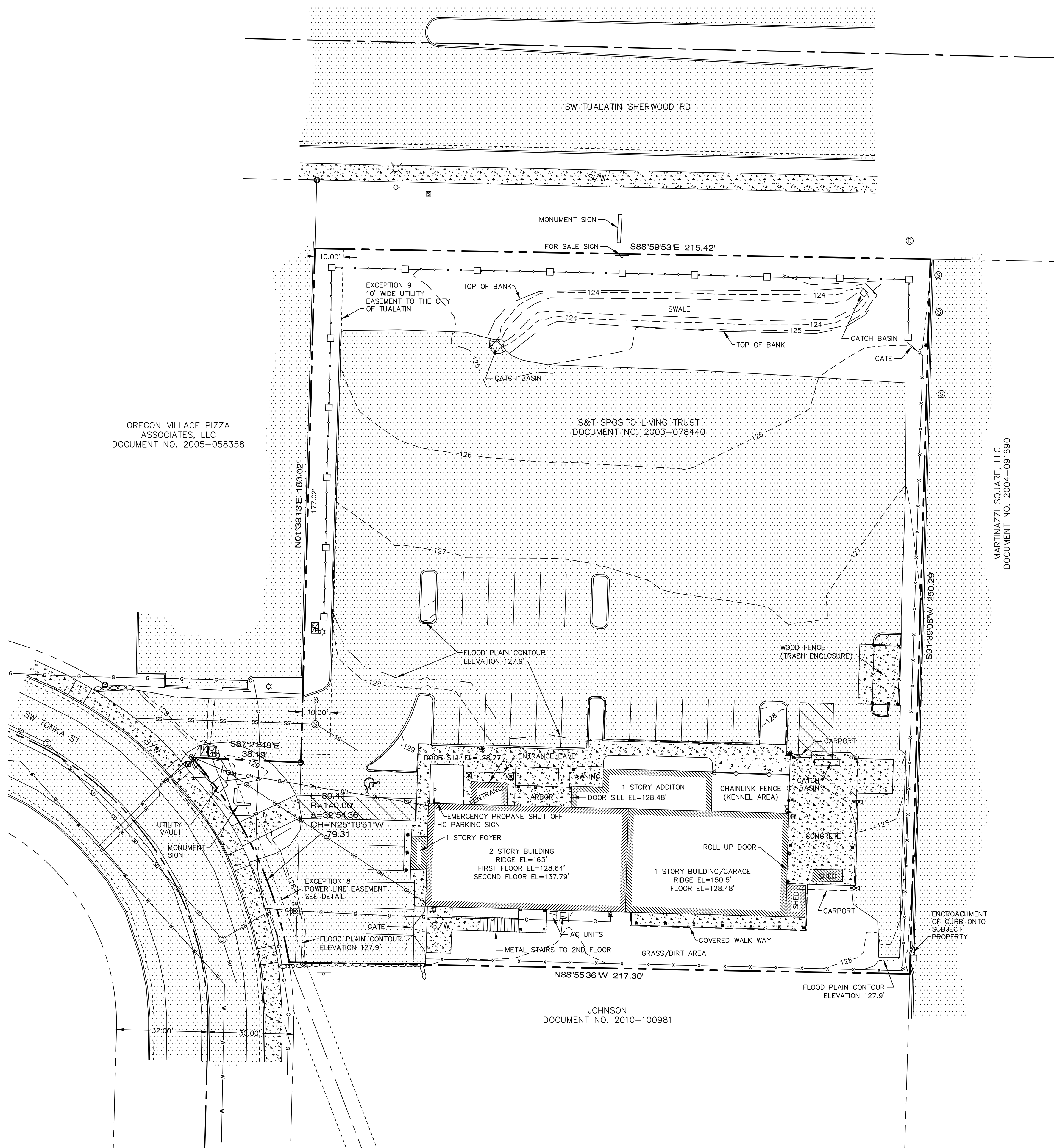
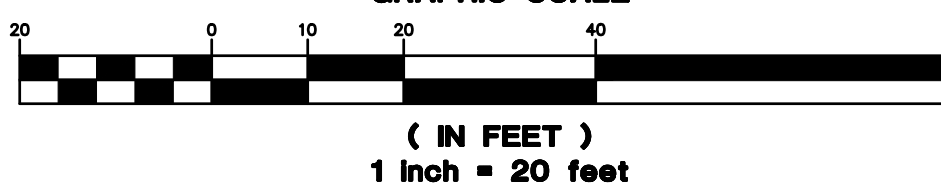
13. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:
a) The rights of tenants holding under unrecorded leases or tenancies
b) Any facts which would be disclosed by an accurate survey of the Land
c) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.
NOT SURVEY RELATED

SURVEY LEGEND - EXISTING FEATURES	
	1' HIGH CONCRETE BLOCK WALL
	IRON FENCE W/ BRICK PILLARS
	8' CHAIN LINK FENCE W/SLATS
	CURB LINE
	GUTTER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	WATER LINE
	OVERHEAD UTILITIES LINE
	COMMUNICATIONS LINE
	DOWN SPOUT
	WATER METER/SERVICE
	WATER VALVE
	EYE WASH STATION
	STORM DRAIN MANHOLE
	CATCH BASIN / AREA DRAIN
	SANITARY SEWER MANHOLE
	UTILITY CLEAN OUT
	UTILITY VAULT
	UTILITY POLE
	UTILITY GUY WIRE
	LIGHT POLE
	LIGHT SIGNAL POLE WITH ARM
	LIGHT SIGNAL JUNCTION BOX
	FLOOD LIGHTS
	ELECTRIC METER/SERVICE
	ELECTRIC PEDESTAL
	ELECTRIC OUTLET
	GAS VALVE
	GAS METER/SERVICE
	PROPANE STUB
	SIGN POST
	SURVEY FOUND MONUMENT
	SUPPORT POST
	BOLLARD
	HANDICAP PARKING SPACE
	SIDEWALK
	ASPHALTIC CONCRETE

NORTH



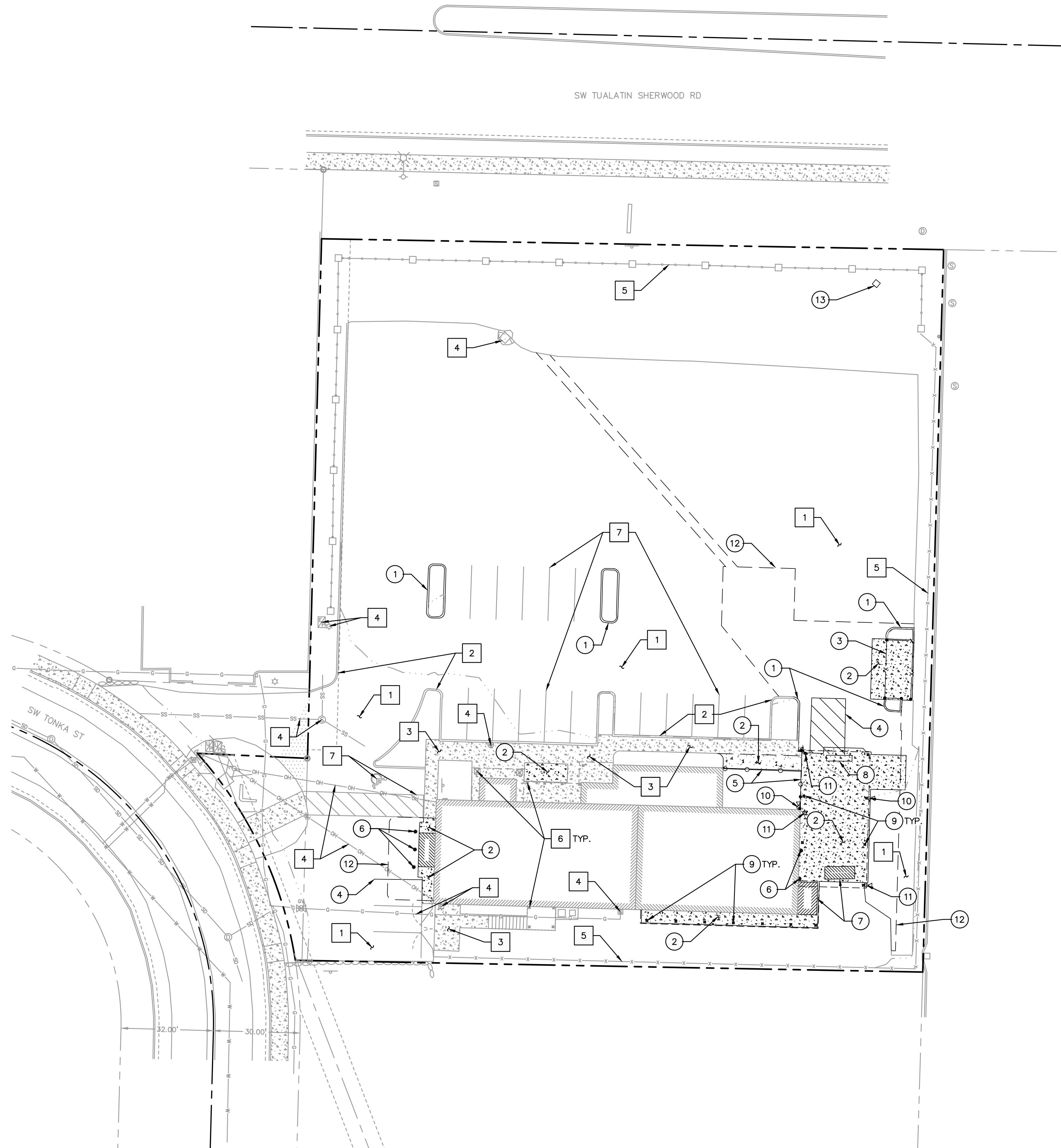
GRAPHIC SCALE



OREGON VILLAGE PIZZA
ASSOCIATES, LLC
DOCUMENT NO. 2005-058358

MARTINAZZI SQUARE, LLC
DOCUMENT NO. 2004-091690

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SHEET NOTES

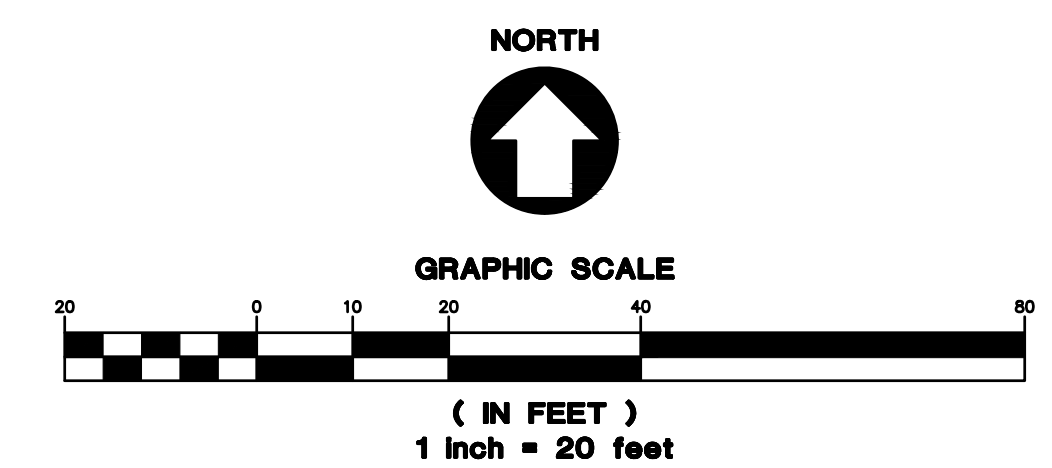
1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
3. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
4. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
5. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
6. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
7. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
8. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
9. PROTECT ALL EXISTING UTILITY STRUCTURES AND UNDERGROUND MAINS TO REMAIN.
10. PROTECT ALL EXISTING VEGETATION TO REMAIN.

X PROTECTION NOTES

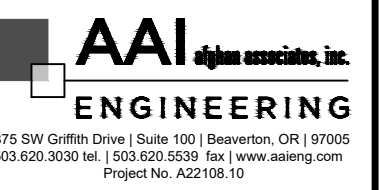
- 1 PROTECT EXISTING ASPHALT
- 2 PROTECT EXISTING CURB
- 3 PROTECT EXISTING SIDEWALK
- 4 PROTECT EXISTING UTILITY
- 5 PROTECT EXISTING FENCE
- 6 PROTECT EXISTING SUPPORT POST
- 7 PROTECT EXISTING STRIPING

X DEMOLITION NOTES

- 1 REMOVE EXISTING CURB
- 2 REMOVE EXISTING CONCRETE SURFACING
- 3 REMOVE EXISTING TRASH ENCLOSURE
- 4 REMOVE EXISTING STRIPING
- 5 REMOVE EXISTING FENCE
- 6 REMOVE EXISTING BOLLARD
- 7 REMOVE EXISTING SHED
- 8 REMOVE EXISTING CATCH BASIN
- 9 REMOVE EXISTING SUPPORT POST
- 10 REMOVE EXISTING DOWN SPOUT
- 11 REMOVE EXISTING LIGHTING
- 12 SAWCUT AND REMOVE EXISTING ASPHALT
- 13 REPLACE EXISTING CATCH BASIN. SEE UTILITY PLAN FOR DETAILS.



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1 7/7/2022 - ARCHITECTURAL REVIEW SET
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TENANT IMPROVEMENT FOR:
EMERGENCY VETERINARY CLINIC OF TUALATIN
8250 SW TONKA ST.
TUALATIN, OREGON 97062

C0.3

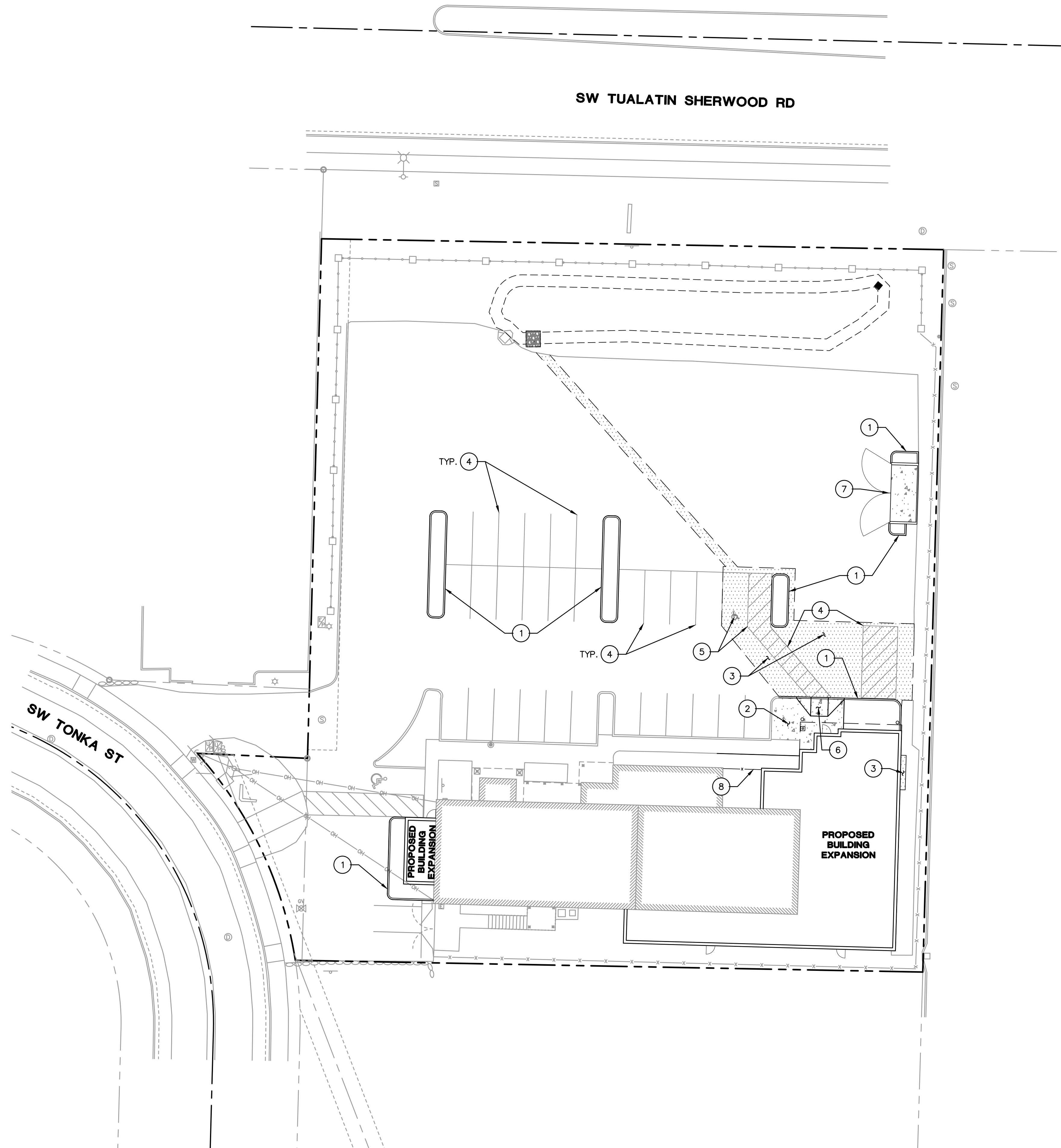
DEMOLITION PLAN

JOB NO. 210062.01

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SHEET NOTES

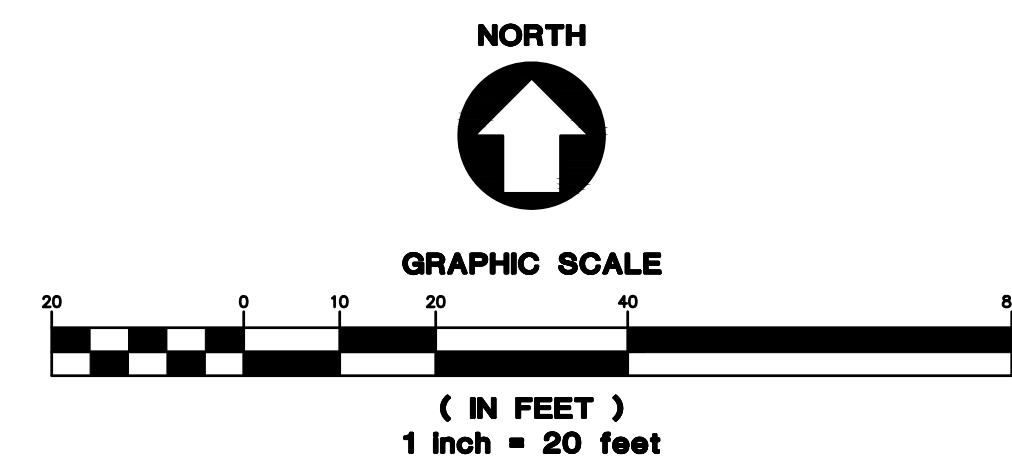
1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
3. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.

(X) CONSTRUCTION NOTES

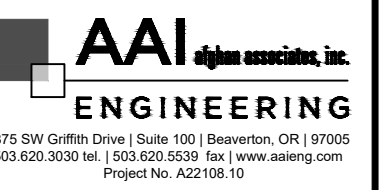
1. INSTALL CURB PER DETAIL 1/C4.0
2. INSTALL SIDEWALK PER DETAIL 2/C4.0
3. INSTALL ASPHALT PAVEMENT PER DETAIL 3/C4.0
4. INSTALL STRIPING. SEE ARCHITECTURAL PLANS FOR DETAILS
5. INSTALL ADA STRIPING PER DETAIL 4/C4.0
6. INSTALL ADA RAMP PER DETAIL 5/C4.0
7. INSTALL TRASH ENCLOSURE
8. INSTALL FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS

LEGEND

PROPERTY LINE	
CONCRETE SIDEWALK SURFACING	
ASPHALT SURFACING	



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EMERGENCY VETERINARY CLINIC OF TUALATIN
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C1.0

HARDSCAPE PLAN

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SHEET NOTES

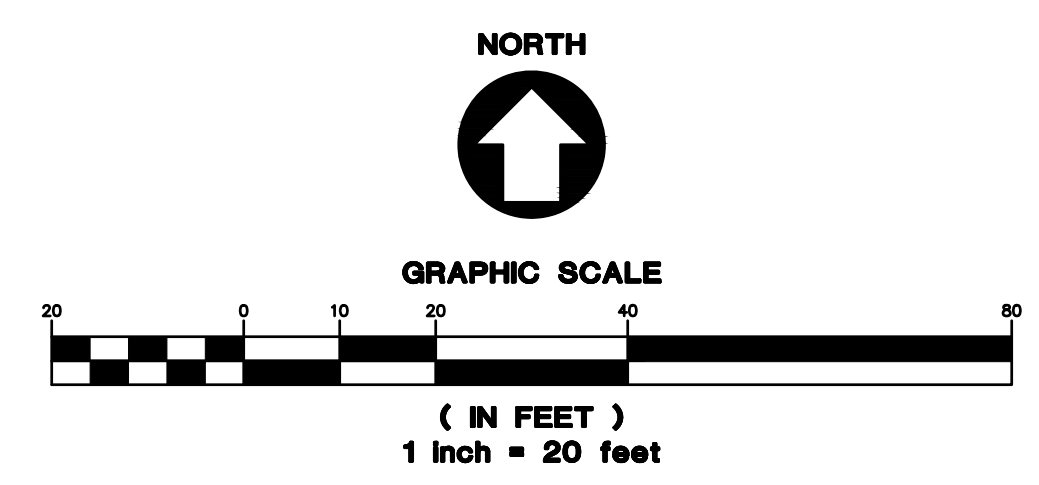
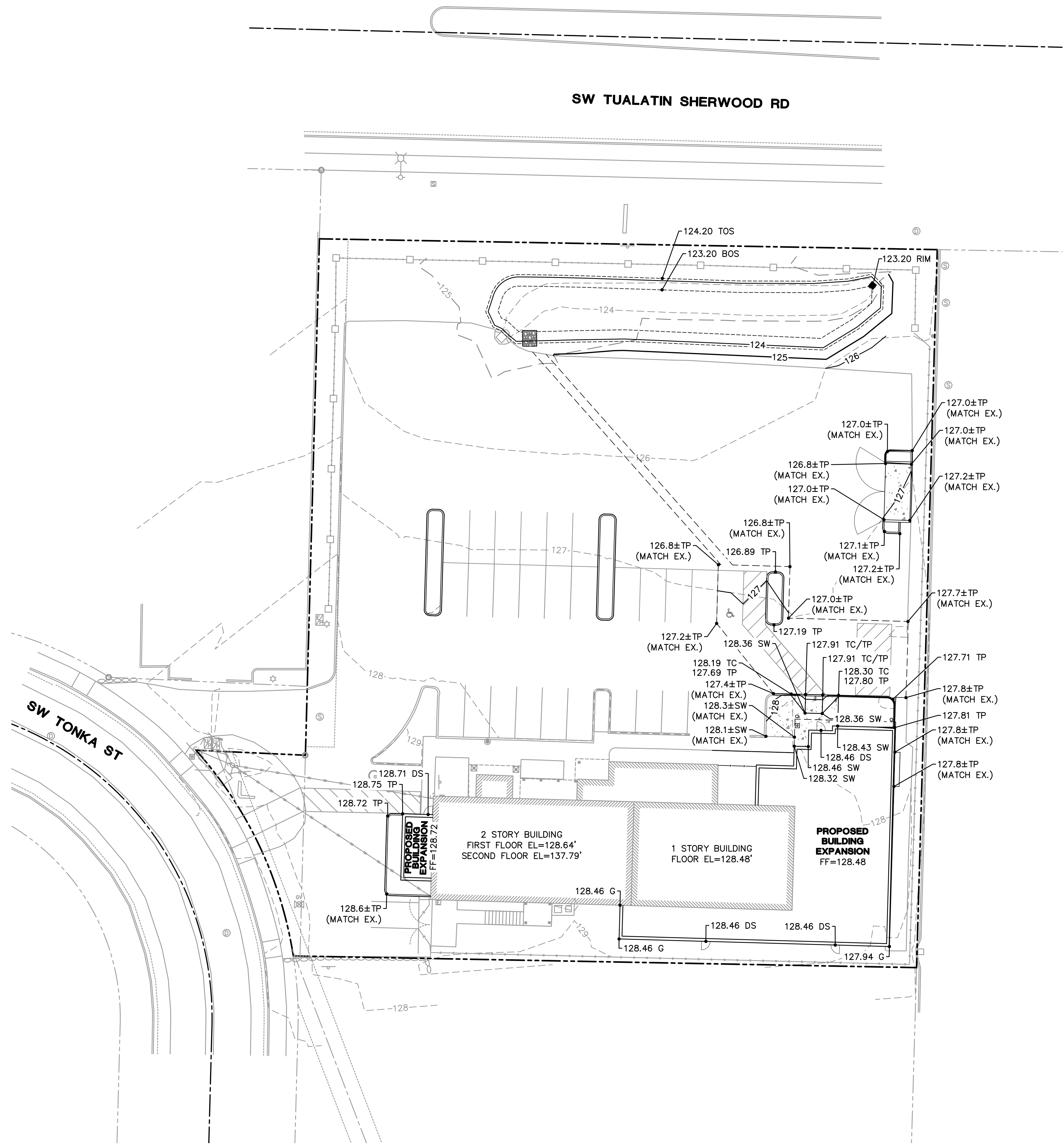
- SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
- CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
- FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
- GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

GRADING LABEL LEGEND

XX.XX	SPOT ELEVATION
XX XX	DESCRIPTION LISTED BELOW.
BOS	BOTTOM OF SWALE
DS	DOOR SILL
EX	EXISTING GRADE
FF	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
G	GROUND
SW	SIDEWALK
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TOS	TOP OF SWALE

LEGEND

EXISTING CONTOUR MINOR	---	102
EXISTING CONTOUR MAJOR	---	100
PROPOSED CONTOUR MINOR	---	102
PROPOSED CONTOUR MAJOR	---	100



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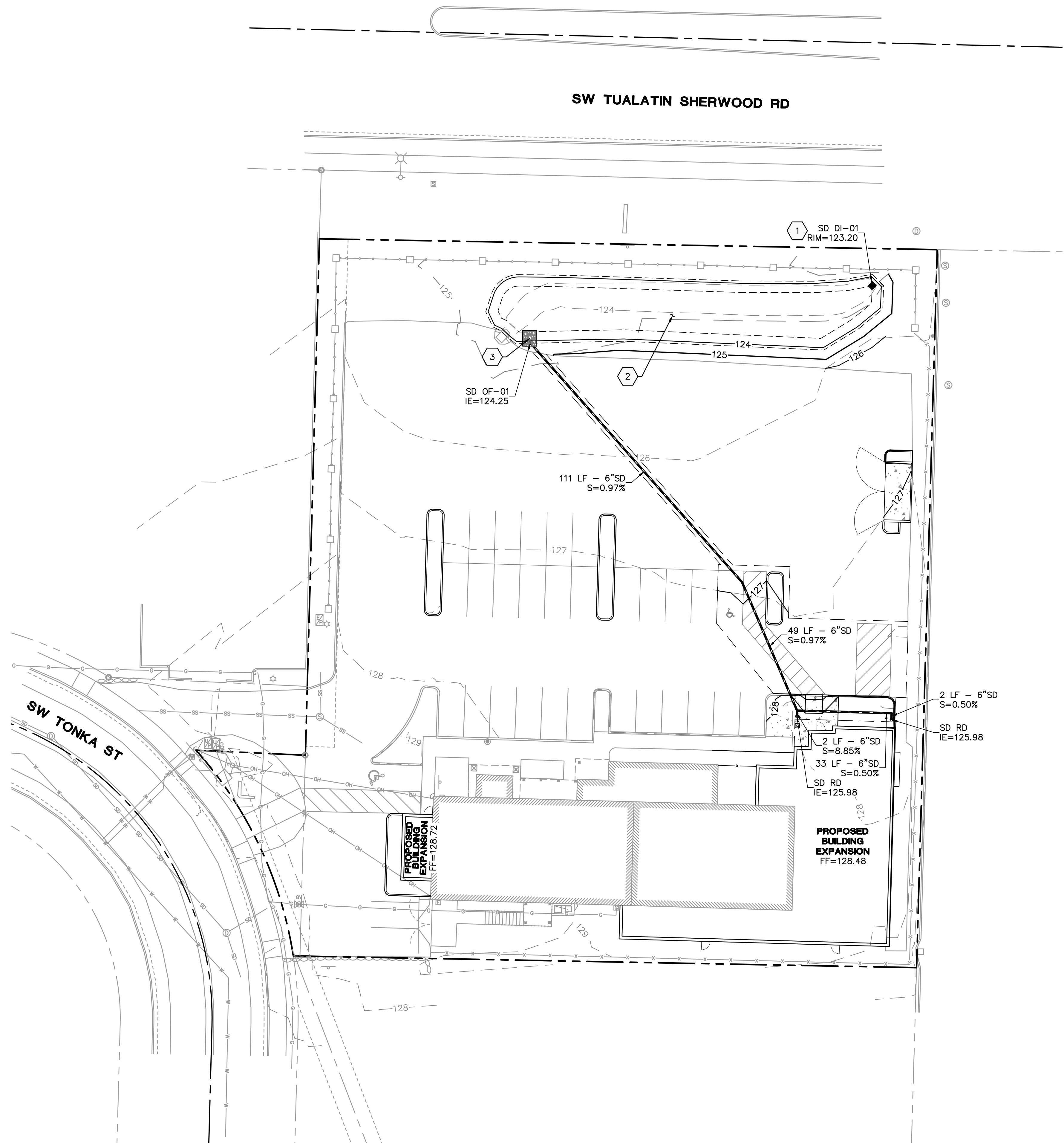
C2.0
GRADING PLAN
JOB NO. 210062.01

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SHEET NOTES

1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. STRUCTURES HORIZONTAL LOCATIONS AND PIPE INVERTS ARE BASED ON THE CENTER OF THE STRUCTURE.
3. PIPE BEDDING AND BACKFILL UTILITIES SHALL BE DONE PER CWS DETAIL 590/C4.1.
4. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
5. CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. THIS PLAN MAY NOT SHOW ALL REQUIRED CLEAN OUTS.
6. DOMESTIC WATER AND FIRE LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A LICENSED PLUMBING CONTRACTOR.
7. UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC.
8. INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.
9. CONTRACTOR TO VERIFY SANITARY AND WATER SIZING AND INVERTS WITH APPROVED PLUMBING PLANS PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION OF SAID UTILITIES.
10. ALL STORM AND SANITARY FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

LABEL LEGEND

PIPE LABELS

UTILITY LENGTH
 UTILITY SIZE
 XXLF - XX" XX UTILITY TYPE
 S=X.XXX% SLOPE (WHERE APPLICABLE)

STRUCTURE LABELS

UTILITY TYPE (FP= FIRE PROTECTION, S=SANITARY, SD=STORM DRAINAGE, W=WATER)
 STRUCTURE TYPE (SEE BELOW)
 XX XX-XX ID NUMBER (WHERE APPLICABLE)
 RIM=XX.XX STRUCTURE INFO (WHERE APPLICABLE)
 IE IN=XX.XX
 IE OUT=XX.X

STRUCTURE TYPES

TYPE	DESCRIPTION
DI	DITCH INLET PER CWS DETAILS 390 & 400/C4.1
OF	OUTFALL PER DETAIL 1/C4.1
RD	ROOF DRAIN CONNECTION

LEGEND

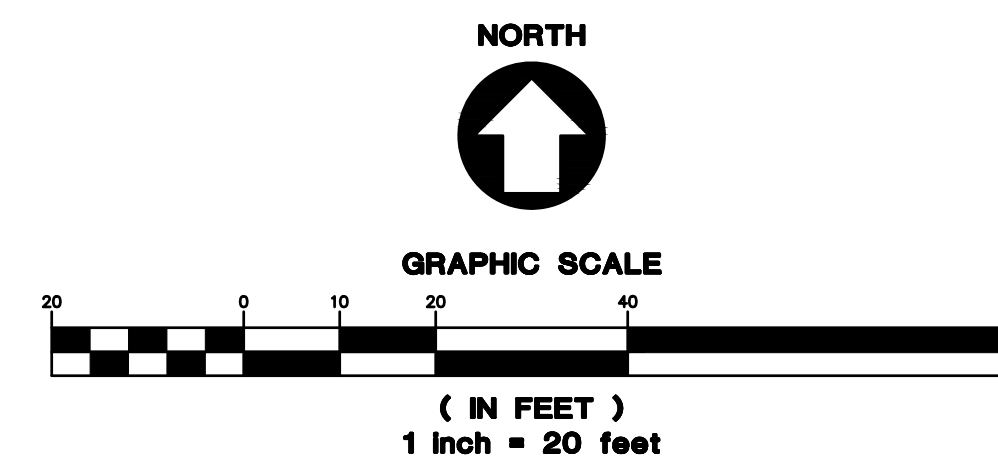
STORM LINE

(X) STORM NOTES

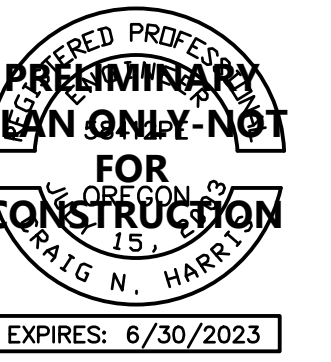
- 1 REPLACE EXISTING DITCH INLET WITH NEW DITCH INLET WITH FLOW CONTROL STRUCTURE PER CWS DETAIL 710/C4.1
- 2 GRADE IN SWALE PER CWS DETAIL 705/C4.1
 BOTTOM OF SWALE = 123.20
 TOP OF SWALE = 124.20
- 3 INSTALL RIP RAP PER CWS DETAIL 790/C4.1

EXISTING WATER SERVICE ASSUMED TO HAVE ADEQUATE CAPACITY FOR BUILDING EXPANSION AND TO BE IN GOOD WORKING ORDER.

EXISTING SANITARY LATERAL ASSUMED TO HAVE ADEQUATE CAPACITY FOR BUILDING EXPANSION AND TO BE IN GOOD WORKING ORDER.



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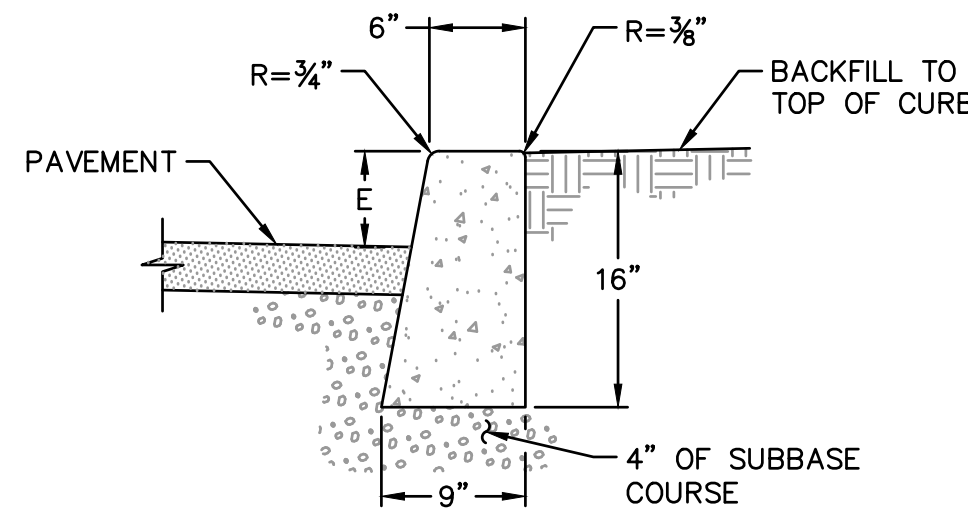
TENANT IMPROVEMENT FOR:
EMERGENCY VETERINARY CLINIC OF TUALATIN

8250 SW TONKA ST.
 TUALATIN, OREGON 97062

C3.0
 UTILITY PLAN

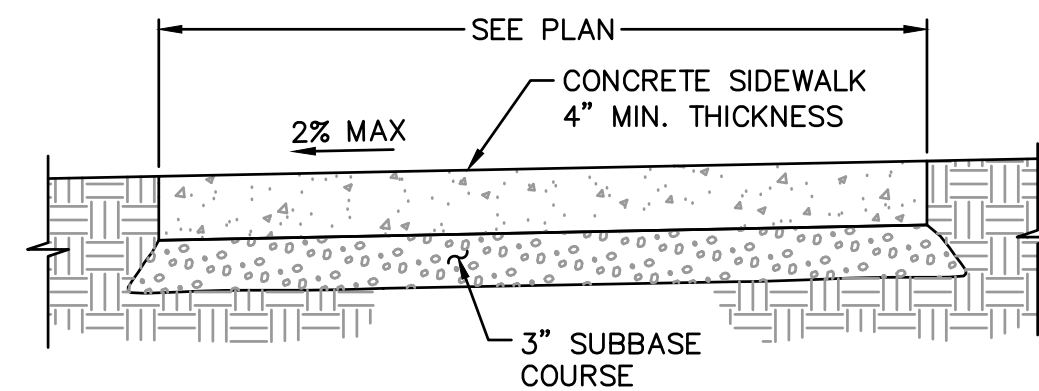
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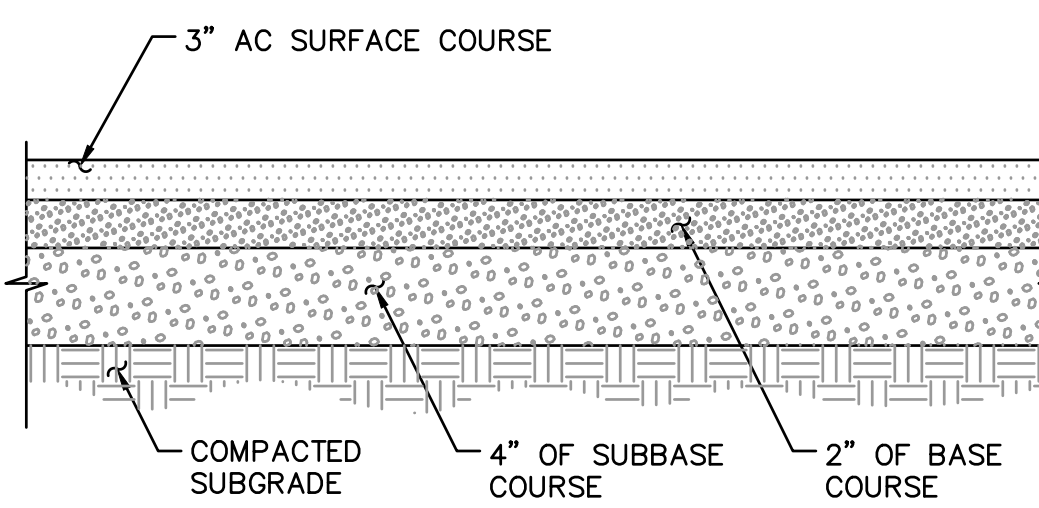
- NOTES:**
1. CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
 2. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
 3. TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
 4. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.

1 CONCRETE CURB - STANDARD
SCALE: NTS

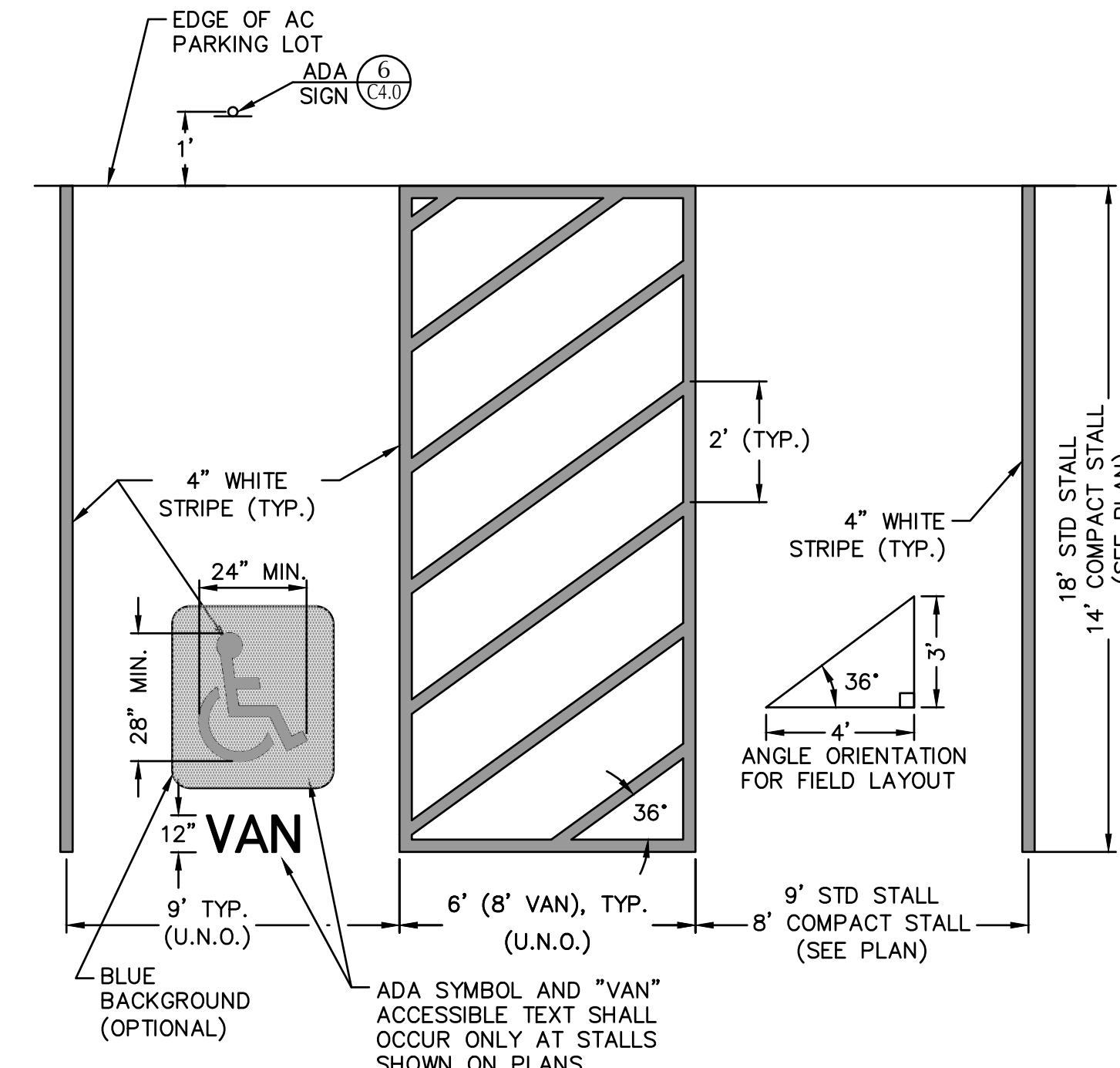


- NOTES:**
1. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING, AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY, UNLESS NOTED OTHERWISE.
 2. CONCRETE SHALL BE 3000 P.S.I AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1-1/2" TO 3".
 3. PANELS SHALL BE 5 FEET LONG.
 4. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, WHEELCHAIR RAMPS, AND AT SPACING NOT TO EXCEED 45 FEET.
 5. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.
 6. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES IF MOUNTABLE CURB IS USED OR IF SIDEWALK IS INTENDED AS PORTION OF DRIVEWAY, OTHERWISE SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES.
 7. DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PVC PIPE AT 2% SLOPE. CONTRACTION JOINT TO BE PLACED OVER PIPE.

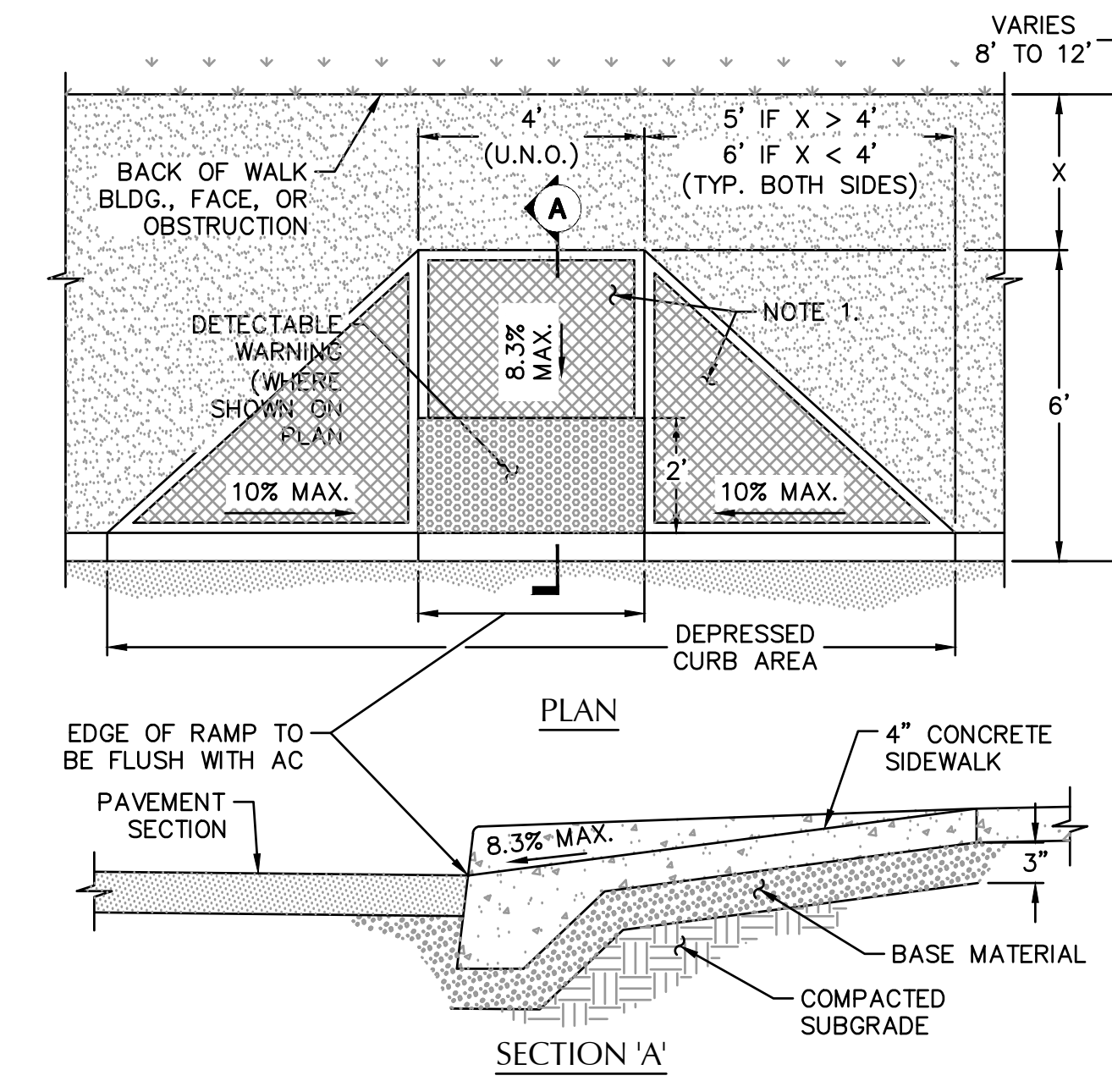
2 CONCRETE SIDEWALK
SCALE: NTS



3 STANDARD ASPHALT PAVEMENT SECTION
SCALE: NTS

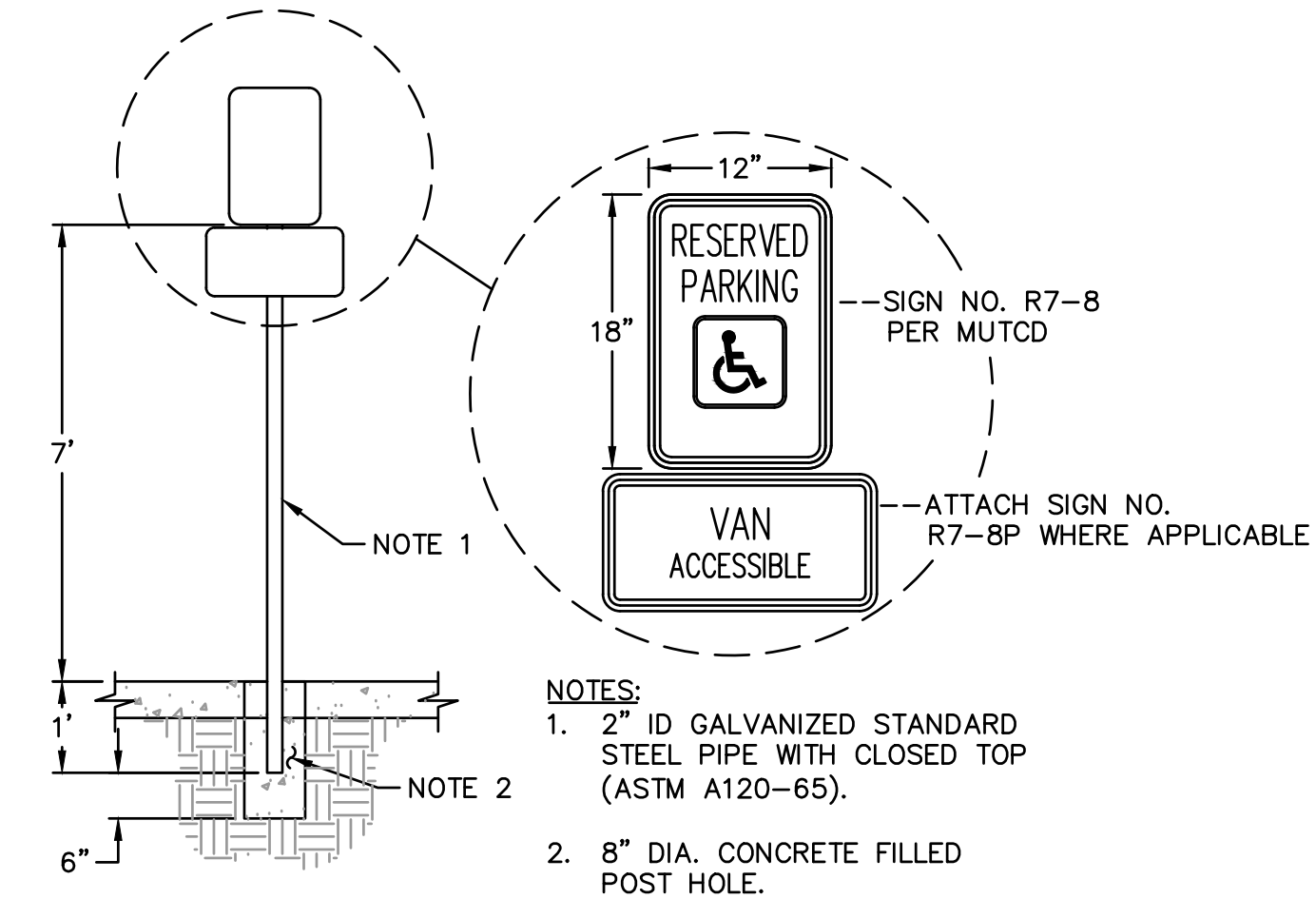


4 TYPICAL PARKING LAYOUT
SCALE: NTS



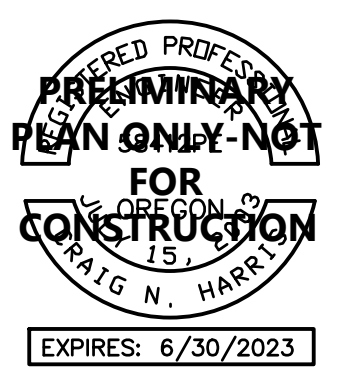
- NOTES:**
1. PROVIDE RAMP TEXTURING WITH AN EXPANDED METAL GRATE PLACED ON AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN. EACH DIAMOND SHALL BE 1 1/2" LONG BY 1/2" WIDE WITH THE LONG SECTION AXIS ORIENTED PERPENDICULAR TO THE CURB. THE GROOVES SHALL BE 1/8" DEEP BY 1/4" WIDE.

5 CURB RAMP - TYPE 1
SCALE: NTS



6 ADA PARKING SIGN - TYPE 1
SCALE: NTS

- NOTES:**
1. 2" ID GALVANIZED STANDARD STEEL PIPE WITH CLOSED TOP (ASTM A120-65).
 2. 8" DIA. CONCRETE FILLED POST HOLE.



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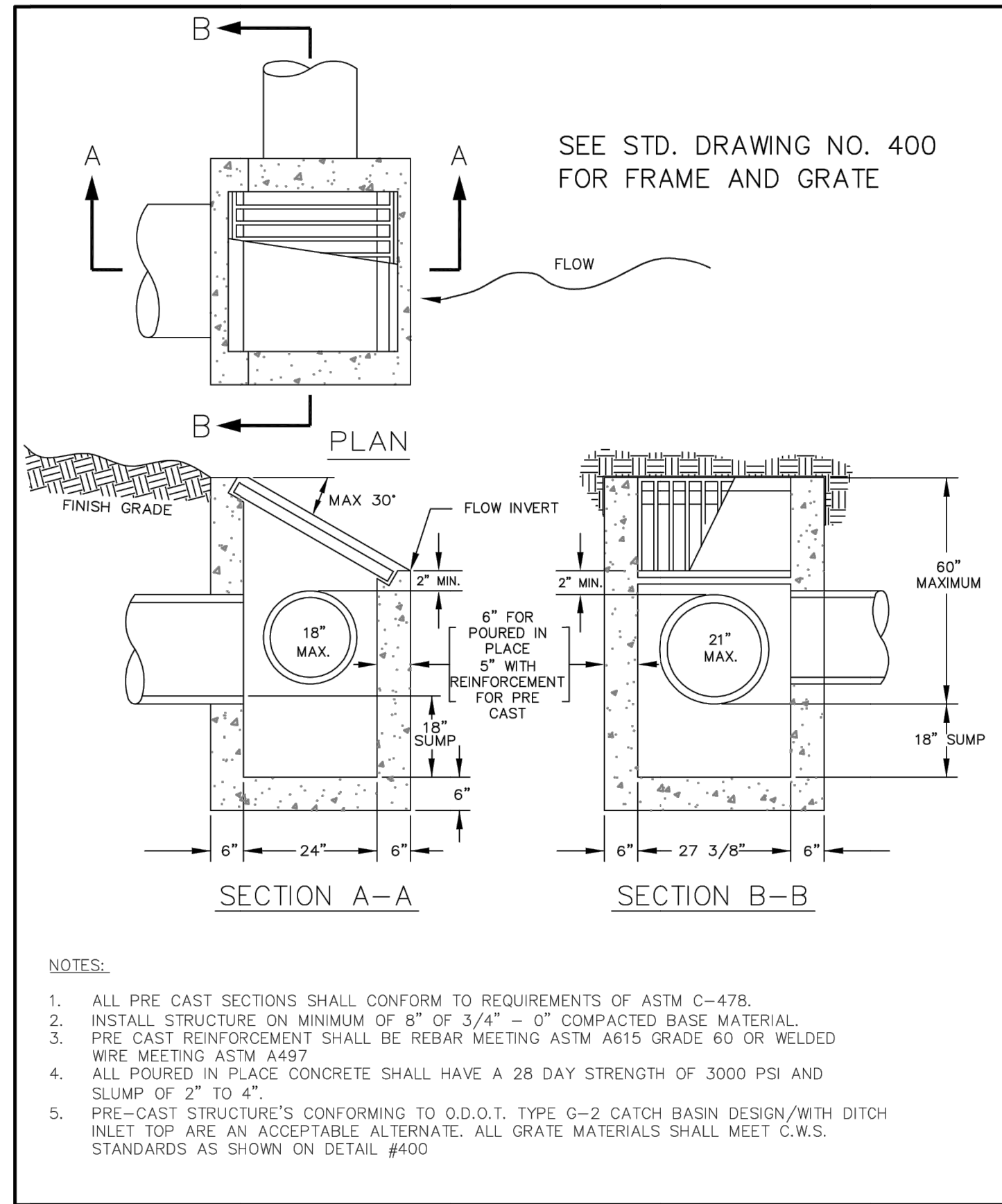


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TENANT IMPROVEMENT FOR:
EMERGENCY VETERINARY CLINIC OF TUALATIN
8250 SW TONKA ST.
TUALATIN, OREGON 97062

C4.0
DETAILS

JOB NO. 210062.01

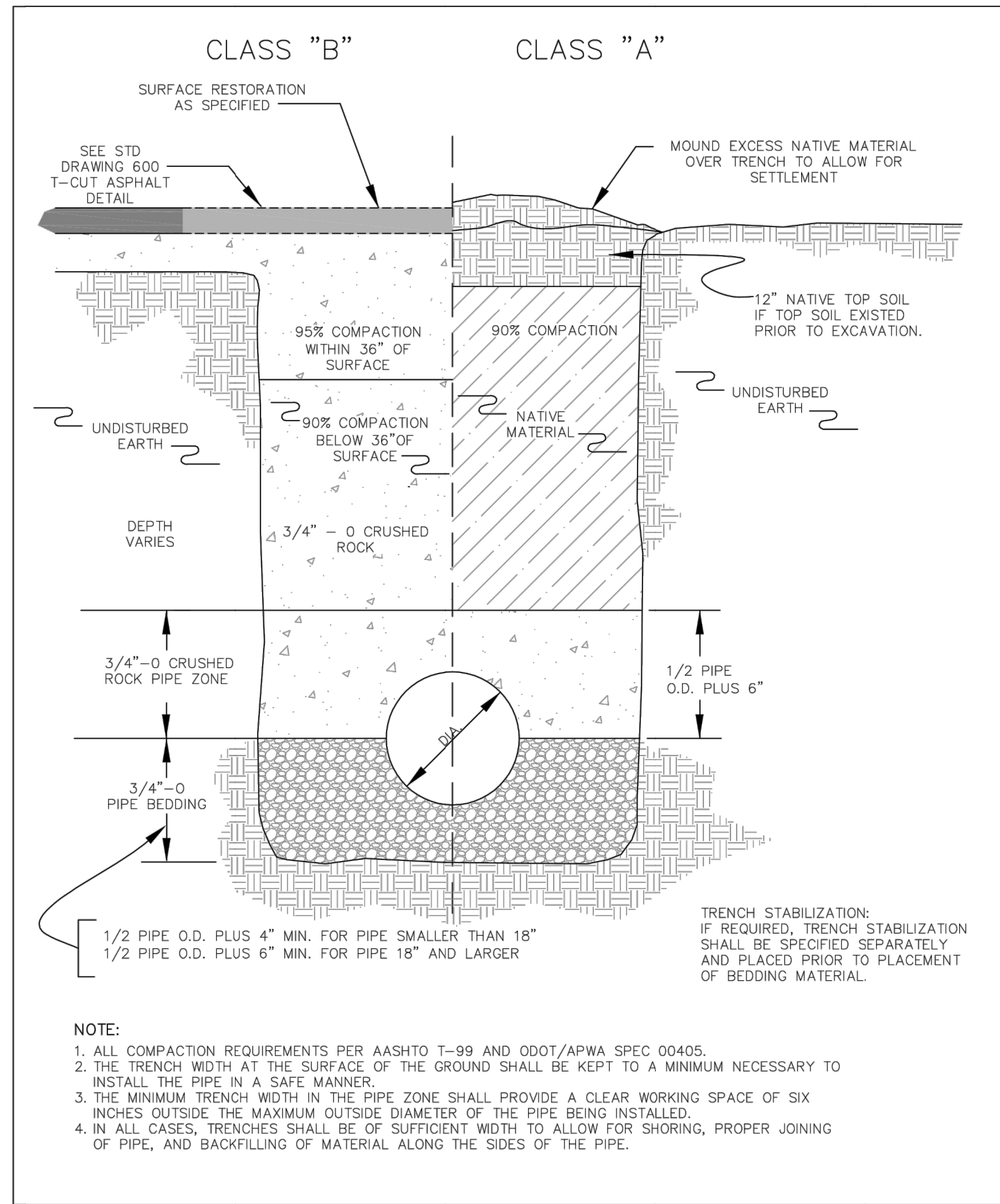


DITCH INLET

CleanWater Services

DRAWING NO. 390

REVISED 10-31-19

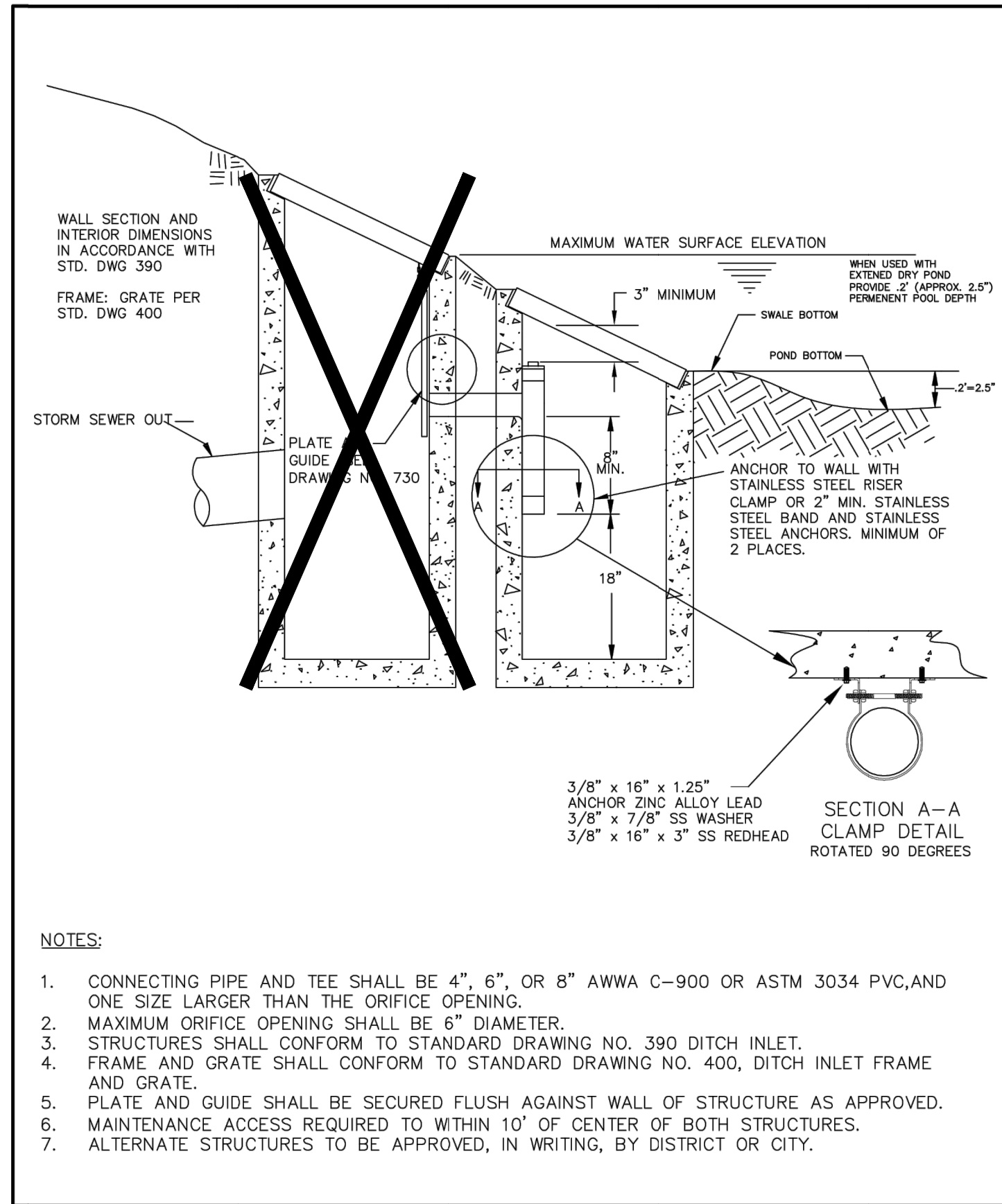


TRENCH BACKFILL DETAILS

CleanWater Services

DRAWING NO. 590

REVISED 10-31-19

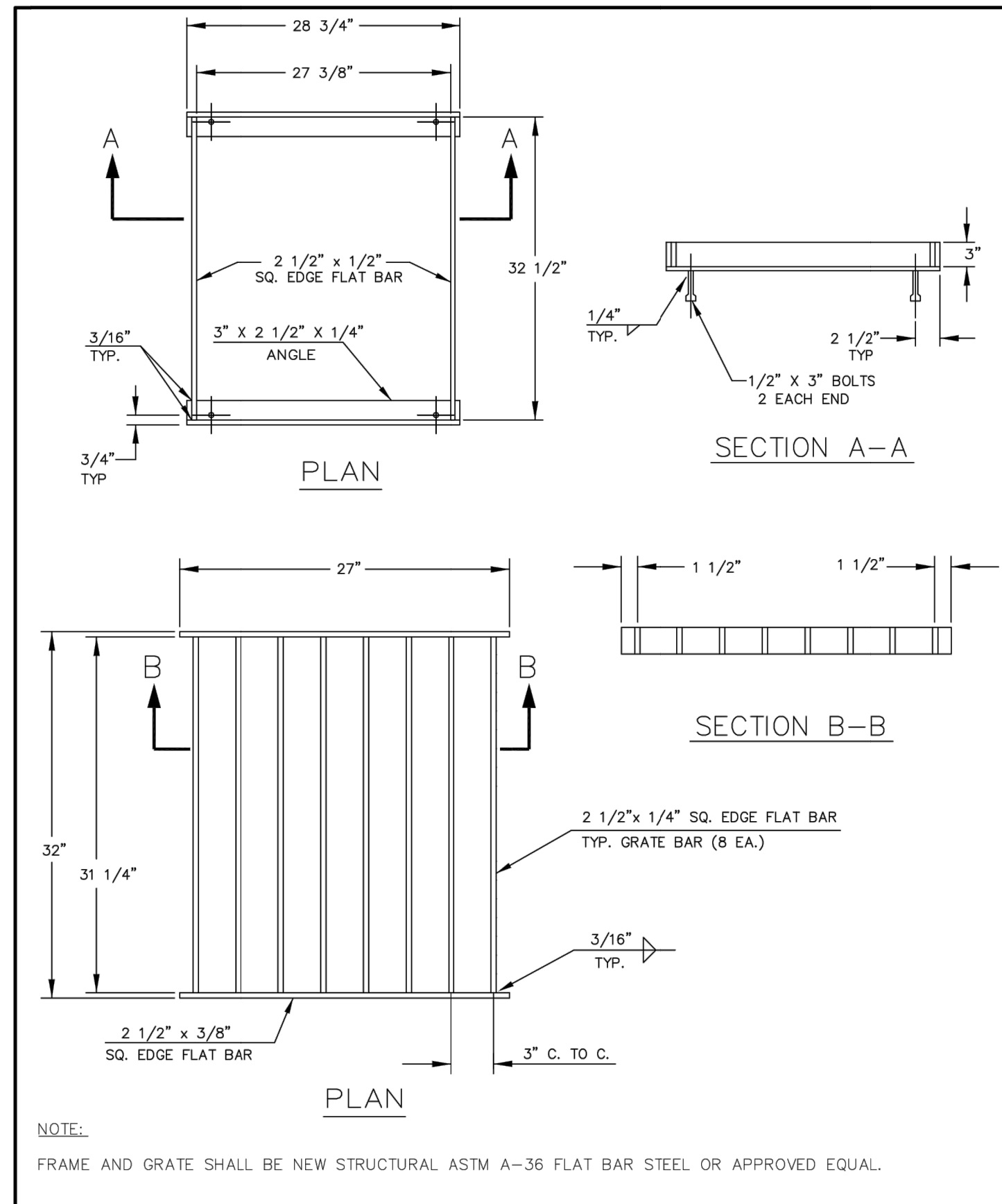


OUTFLOW CONTROL STRUCTURE

CleanWater Services

DRAWING NO. 710

REVISED 10-31-19

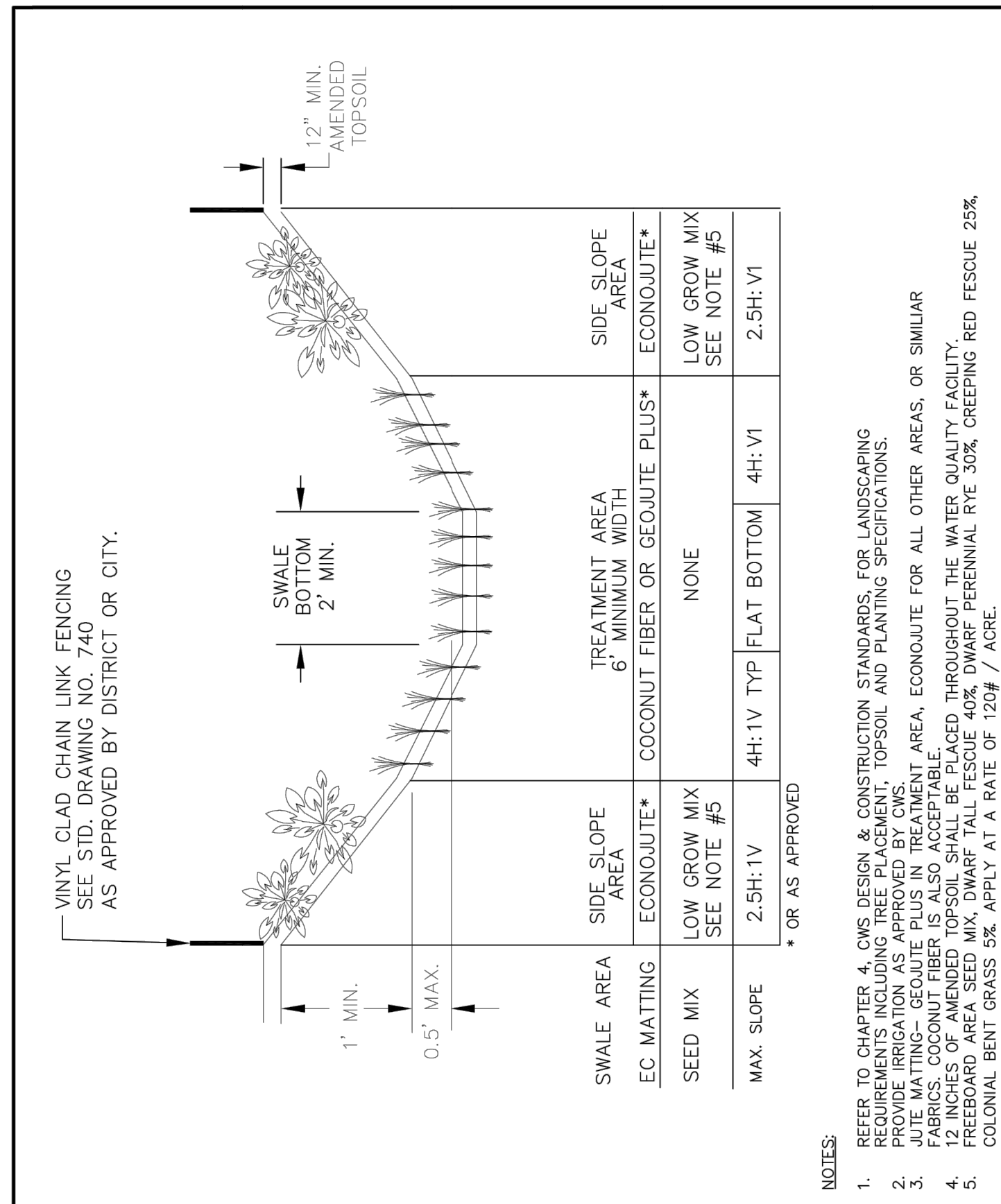


DITCH INLET FRAME AND GRATE

CleanWater Services

DRAWING NO. 400

REVISED 10-31-19

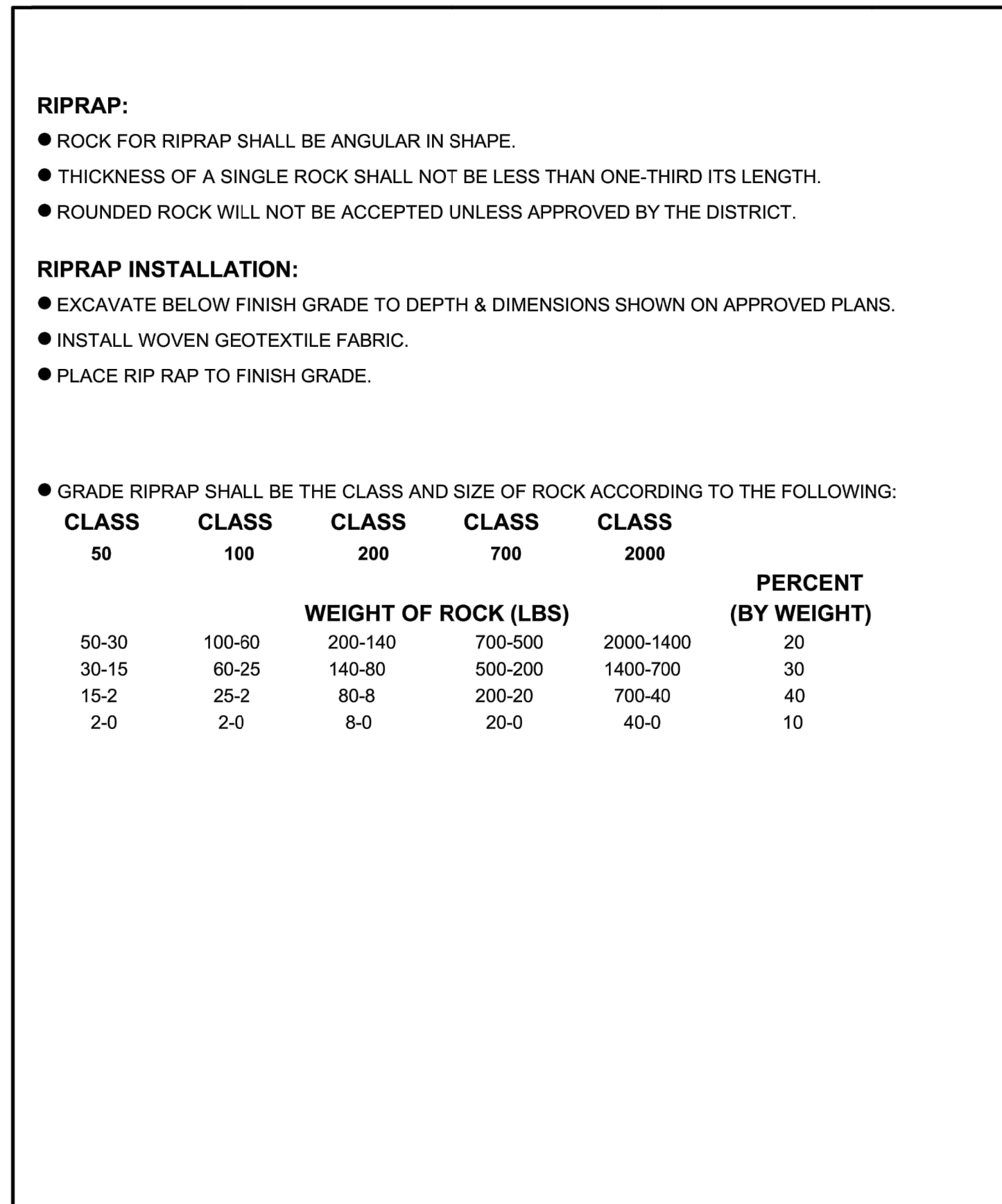


WATER QUALITY SWALE

CleanWater Services

DRAWING NO. 705

REVISED 10-31-19

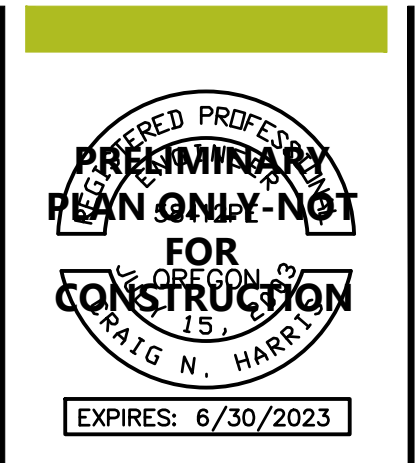
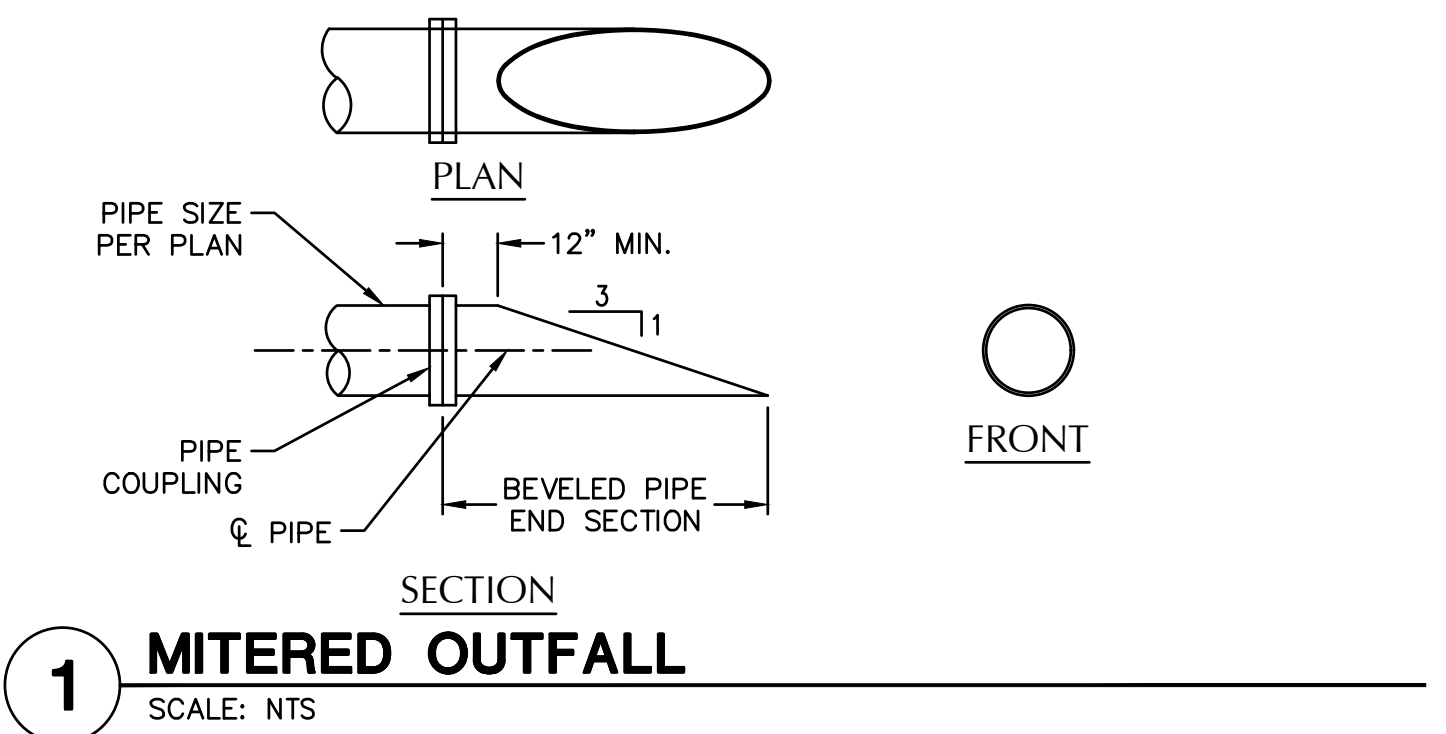


RIP RAP DETAILS

CleanWater Services

DRAWING NO. 790

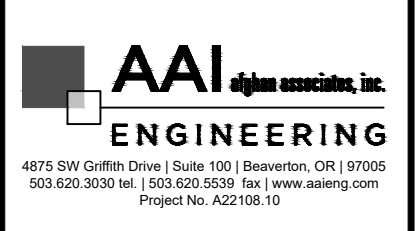
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TENANT IMPROVEMENT FOR:

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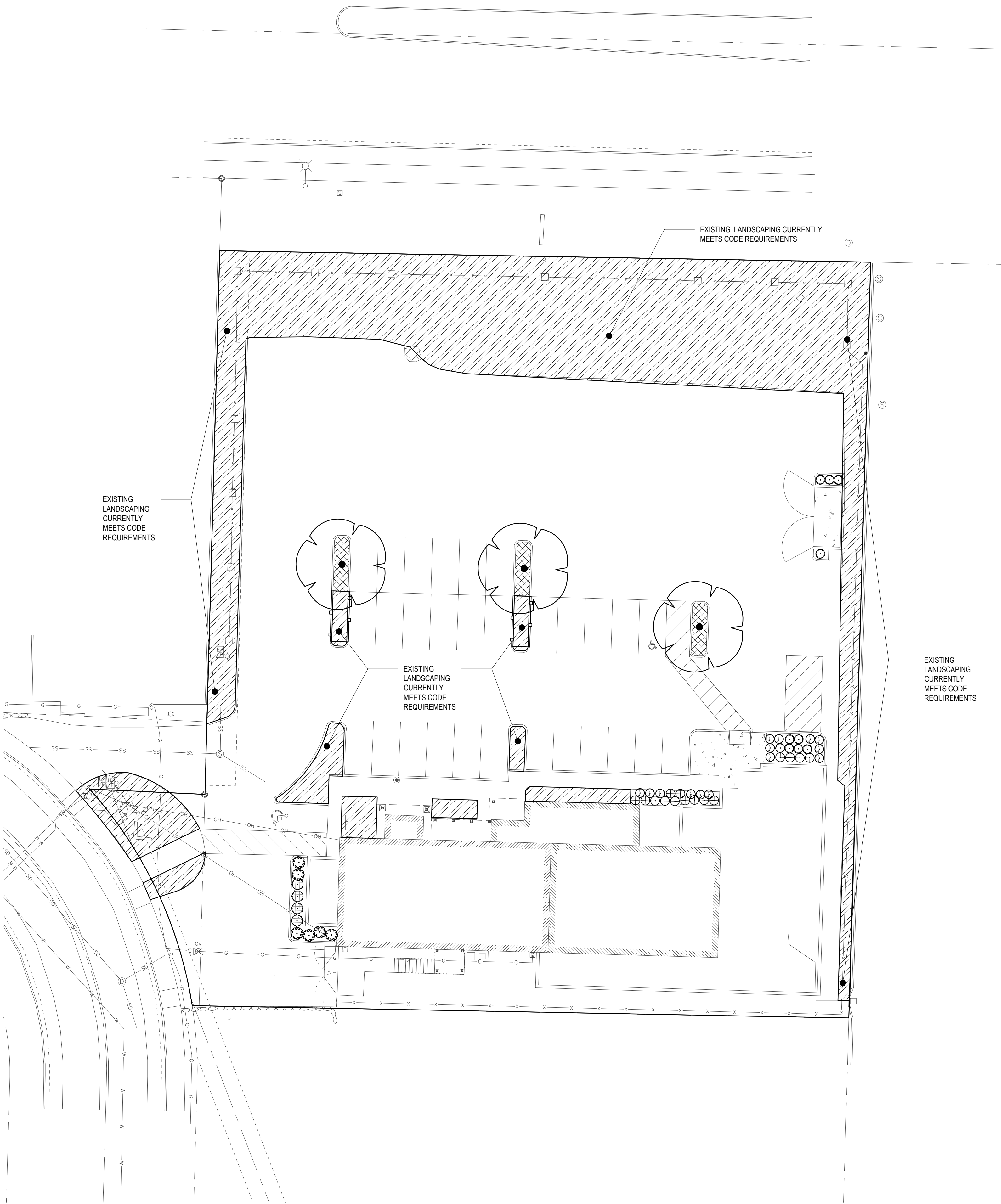
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 TUALATIN, OREGON 97062

C4.1

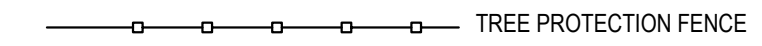
DETAILS

JOB NO. 210062.01

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TREE PROTECTION FENCE

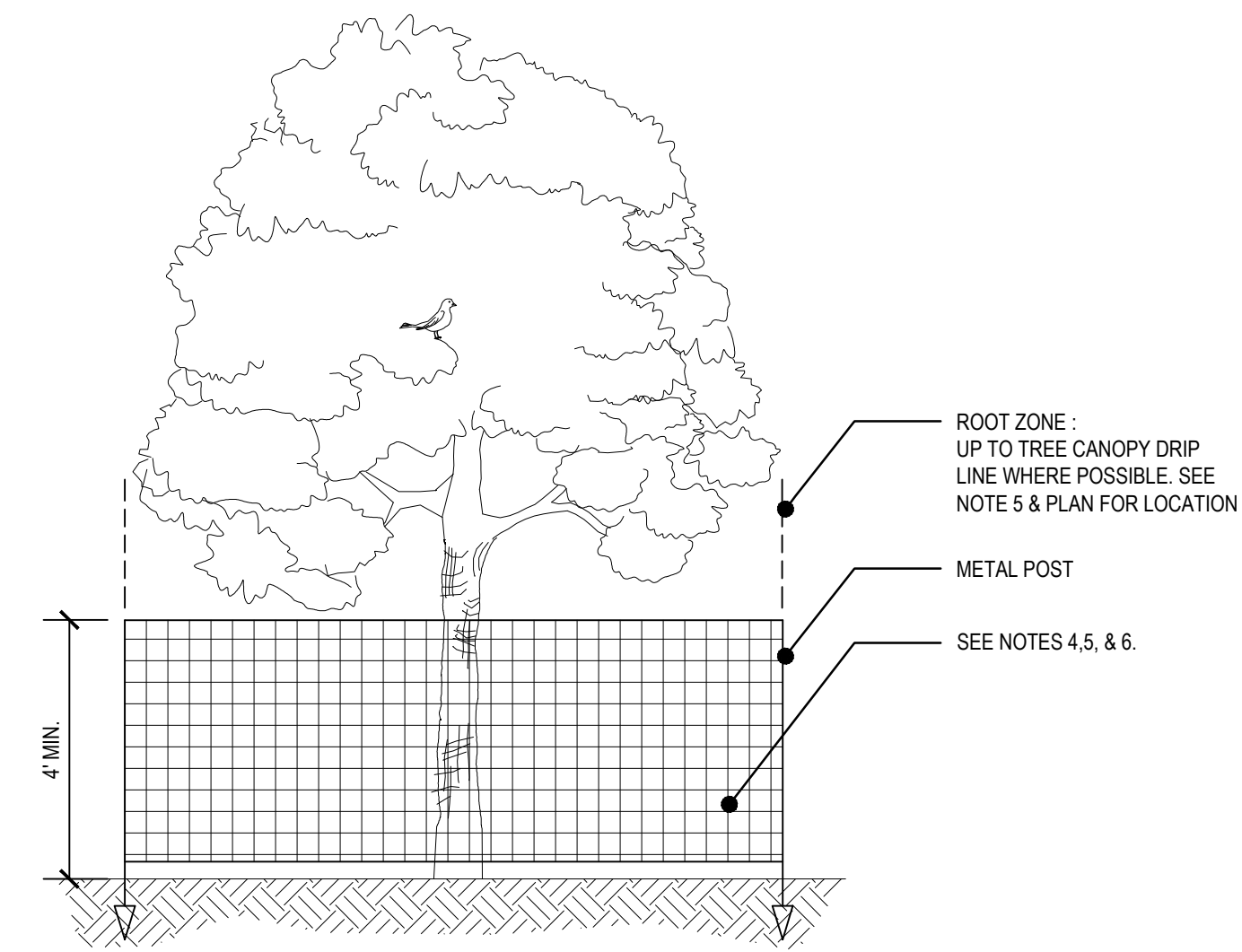


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L1.0

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	GI	3	GLEDITSIA TRIACANTHOS INERMIS 'TRUESHADE' SMALL	THORNLESS HONEY LOCUST	2' CAL	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AA	15	AZALEA X 'AUTUMN ANGEL'	AUTUMN ANGEL AZALEA	1 GAL.	
	CK	10	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	1 GAL.	
	SM3	4	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLD MOUND SPIREA	1 GAL.	
	VD	6	VIBURNUM DAVIDII	DAVID VIBURNUM	1 GAL.	
	WB	14	WEIGELA FLORIDA 'BRAMWELL'	FINE WINE WEIGELA	1 GAL.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	FL	164	FRAGARIA CHILOENSIS 'LIPSTICK'	BEACH STRAWBERRY	1 GAL.	18" o.c.
		12,108 SF	EXISTING LANDSCAPE			

PLANTING NOTES

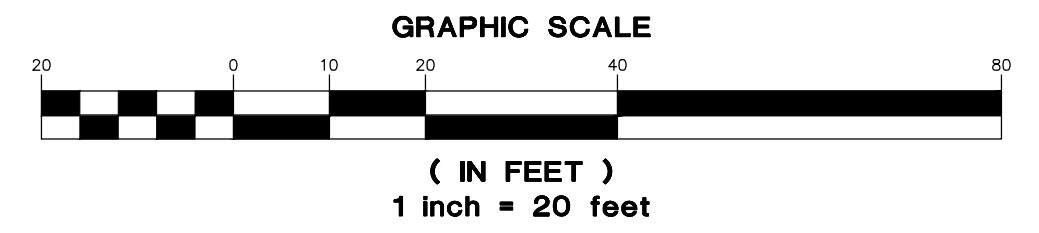
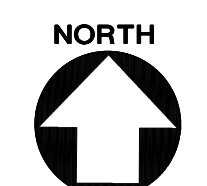
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF TUALATIN STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
- CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT AT LEAST TWO WEEKS PRIOR TO START OF LANDSCAPE WORK TO REVIEW PLANT SUBSTITUTIONS & JURISDICTIONAL REQUIREMENTS.
- SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS SPECIFICALLY ACCEPTED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
- VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES. PRIOR TO REMOVING ANY EXISTING FEATURES, REVIEW AND CONFIRM EXTENT OF DEMOLITION WITH OWNER'S REPRESENTATIVE.
- PROTECT EXISTING ITEMS TO REMAIN DURING CONSTRUCTION. ANY DAMAGE TO EXISTING ITEMS DESIGNATED TO REMAIN I.E. CURBS, WALKS, PLANT MATERIAL, LAWN OR FENCES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS, OR BOXES PRIOR TO EXCAVATION. MARK AND PROTECT ALL UTILITIES. SITE FEATURES AND VEGETATION TO REMAIN IN PLACE. ANY DAMAGE TO ANY KNOWN EXISTING UTILITY ELEMENTS SHALL BE REPAIRED PROPERLY AND IMMEDIATELY. REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR FILL. NO RUBBISH OR DEBRIS SHALL BE BURIED ON THE SITE.
- MAINTAIN ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.
- COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE.
- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF TUALATIN STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
- CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION. SEE SPECS.
- CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS. SEE SPECS.
- CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
- ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. SEE SPECS.
- PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
- ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- COORDINATE INSTALLATION PLANTING MATERIALS WITH IRRIGATION. PLANT ONLY IN AREAS WHERE THE IRRIGATION SYSTEM IS COMPLETE AND FULLY OPERATIONAL.
- PROVIDE PLANT MATERIAL THAT IS HEALTHY NURSERY STOCK, WELL BRANCHED, AND FULL FOLIATED WHEN IN LEAF, AND FREE FROM DISEASE, INJURY, INSECTS, WEEDS AND WEED ROOTS.
- PLANT MATERIALS NOT MEETING SPECIFICATION REQUIREMENTS WILL BE REJECTED.
- ASSEMBLE ALL PLANTS FOR EACH INSPECTION AT ONE LOCATION FOR INSPECTION TO BE COMPLETED IN ONE VISIT. ANY FURTHER INSPECTION REQUIRED DUE TO PLANTS BEING UNAVAILABLE, REJECTED, AND OR NOT MEETING SPECIFICATIONS SHALL BE CHARGED TO THE CONTRACTOR AT THE CURRENT HOURLY RATE FOR THE LANDSCAPE ARCHITECT PERFORMING THE INSPECTION.
- OWNER RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK.
- REMOVE REJECTED TREES OR SHRUBS FROM PROJECT SITE WITHIN 24 HOURS.
- REPLACE PLANT MATERIALS REJECTED BY OWNER AT NO ADDITIONAL EXPENSE TO OWNER.
- ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
- LAYOUT OF MAJOR PLANTING AREAS AS INDICATED IN THE DRAWINGS ARE APPROXIMATE ONLY; OUTLINE IN THE FIELD LOCATIONS AND IDENTITY OF ALL TREES, SHRUBS AND GROUND COVERS, SUBJECT TO REVIEW AND APPROVAL.
- INSPECTION: NOTIFY THE OWNER 48 HOURS PRIOR TO BEGINNING PLANTING.
- THE OWNER MAY ADJUST PLANT MATERIAL LOCATION TO MEET FIELD CONDITIONS.
- DO NOT COMMENCE WITH PLANTING UNTIL OWNER HAS APPROVED THE LOCATION AND LAYOUT OF ALL PLANT BEDS.
- IF WORK IS NOT PROMPTLY OR PROPERLY PERFORMED BY THE CONTRACTOR, THE OWNER WILL, AT THEIR DISCRETION, HAVE THE WORK PERFORMED BY OTHERS. THE COST OF THE WORK BY OTHERS WILL BE DEDUCTED FROM THE CONTRACT AMOUNT.
- MULCH ALL SHRUBS AND GROUND COVER PLANTING BEDS WITH A 2 INCH LAYER OF IMPORTED MULCH MATERIAL WITHIN 2 DAYS AFTER PLANTING.
- COVER ENTIRE BED AREAS; APPLY EVENLY.
- SEPARATE MULCHED AREAS FROM TURF AREAS, CURBS, AND PAVING WITH A 45 DEGREE, 4 TO 6 INCH DEEP, SHOVEL-CUT EDGE.
- MAINTAIN LANDSCAPE PLANTINGS FROM INSTALLATION UNTIL FINAL ACCEPTANCE.
- MAINTAIN TREES, SHRUBS, AND GROUND COVER BY TRIMMING, PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
- WATER TREES BY DEEP ROOT WATERING METHOD.
- KEEP ALL LANDSCAPE AREAS CLEAN AND WEED FREE. KEEP ALL BUILDINGS, PAVEMENTS, AND OTHER EXTERIOR IMPROVEMENTS CLEAN AND FREE OF SOIL AND DEBRIS.
- WEED ALL BEDS WEEKLY.
- APPLY A 2 INCH LAYER OF MULCH MATERIAL TO SAUCER AREAS OF TREES AND SHRUBS LOCATED OUTSIDE OF PLANTING BEDS. PLACE MULCH NO CLOSER THAN 4 INCHES FROM TRUNKS OF WOODY PLANT MATERIAL AND AWAY FROM THE CROWNS OF HERBACEOUS PLANTS.



1 TREE PROTECTION FENCING DETAIL
N.T.S.

TREE PROTECTION NOTES:

- BEFORE WORK IS STARTED, INSTALL TREE PROTECTION FENCING. CONTACT THE PROJECT ARBORIST FOR ASSISTANCE.
- REFER TO SECTION 34.200 TREE REMOVAL, 34.270 TREE PROTECTION DURING CONSTRUCTION & 73.250 TREE PRESERVATION OF THE TUALATIN CITY CODE.
- NO ENCROACHMENT OF ANY KIND IS ALLOWED WITHIN THE TREE PROTECTION FENCE ZONE DURING CONSTRUCTION.
- INSTALL FENCE ON TREE SIDE OF EXISTING CURB FOR ALL TREES TO BE PRESERVED. ROOT PROTECTION ZONE IS AN AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE CANOPY AND BETWEEN EXISTING CURB AND PROPOSED SIDEWALK.
- FENCING SHALL BE 4-FOOT HIGH ORANGE CONSTRUCTION FENCE WITH METAL POSTS AND BE SECURED TO THE GROUND WITH 6-FOOT METAL POSTS. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- FENCE SHALL BE INSTALLED PRIOR TO LAND CLEARING, FILLING OR ANY LAND ALTERATION AND SHALL REMAIN IN PLACE UNTIL AFTER CONSTRUCTION IS COMPLETE. NO EXCAVATION OR COMPACTION OF EARTH OR OTHER POTENTIALLY DAMAGING ACTIVITIES ALLOWED WITHIN THE PROTECTION FENCING.
- WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMITS OF THE FENCING.
- WITHIN CLEARING/GRADING LIMITS OR AT THE EDGE OF THE CLEARING/GRADING LIMITS, TREE PROTECTION MAY BE INSTALLED AROUND GROUPS OF TREES.
- DURING WORK, ANY ROOTS GREATER THAN TWO INCHES FOUND DURING EXCAVATION SHALL BE CLEANLY CUT. MULTIPLE ROOT PRUNING EVENTS FOR SINGLE TREES SHALL BE MANAGED & MONITORED BY THE PROJECT ARBORIST.
- AFTER CONSTRUCTION IS COMPLETE, PROJECT ARBORIST SHALL VERIFY TREE PROTECTION FENCING CAN BE REMOVED.



07/08/2022 – DESIGN REVIEW



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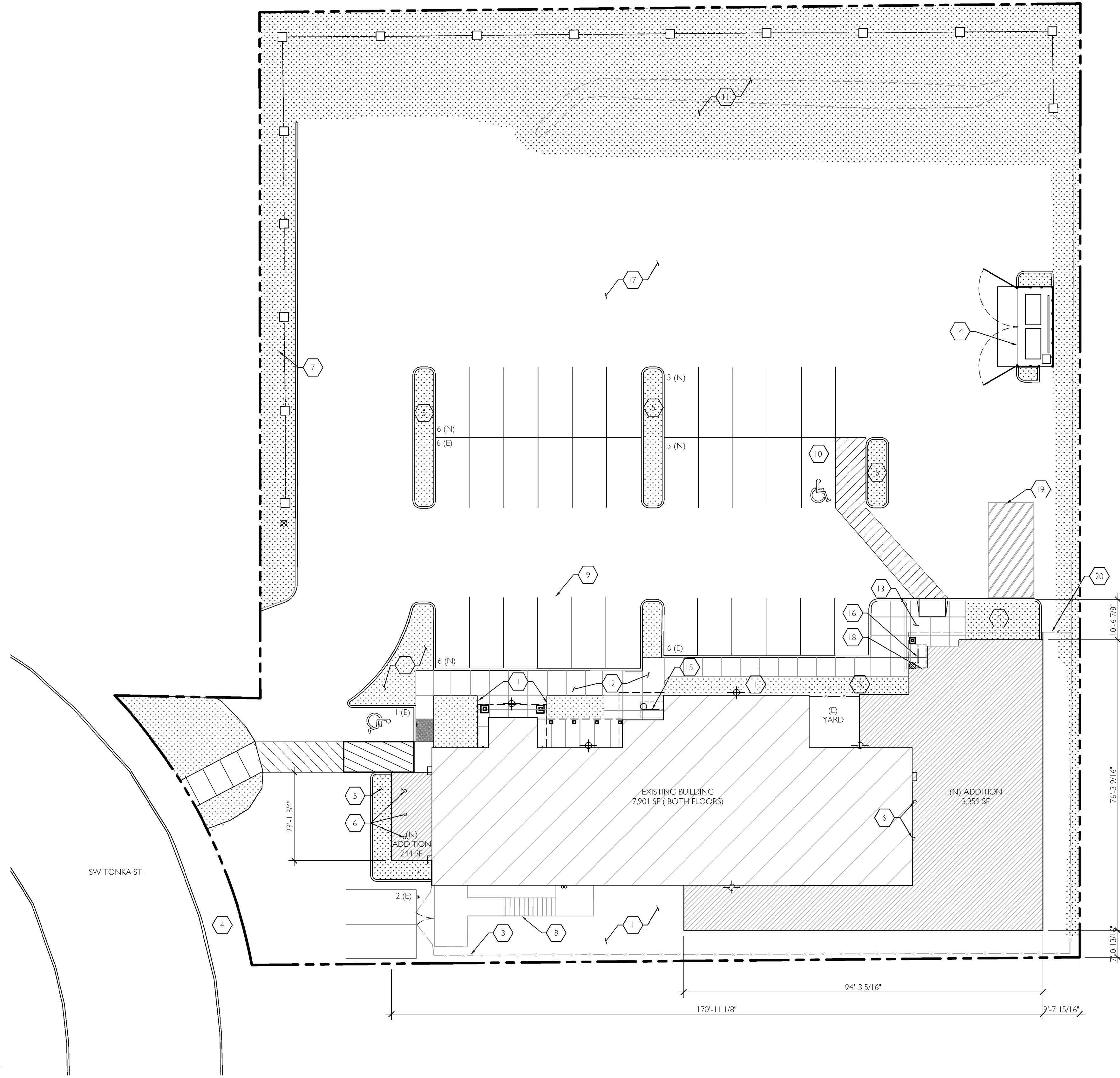
TENANT IMPROVEMENT FOR:
EMERGENCY VET CLINIC
8250 SW TONKA STREET
TUALATIN, OREGON 97062



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P:\shared\1066601 Emergency Vet\Cad\CAD\CAD\A01 SITE PLAN.dwg, Job, 2023-12-08

1
A0.1 **SITE PLAN**
 1/16" = 1'-0"



SITE PLAN LEGEND

- DS DOWNSPOUT
- △ HANDICAP PARKING STALL
- COMPACT PARKING STALL
- ⊙ MANHOLE/DRYWELL
- FH FIRE HYDRANT
- ▲ FIRE DEPARTMENT CONNECTION
- (N) NEW
- (E) EXISTING
- DOWNSPOUT
- ⊗ LP (E) LIGHT POLE
- SIDEWALK RAMP

KEYNOTES

- | | |
|--|---|
| 1 (E) LANDSCAPING TO REMAIN | 14 (E) TRASH ENCLOSURE RELOCATED |
| 2 (E) DOWNSPOUTS | 15 (E) COVERED BIKE PARKING |
| 3 (E) FENCE TO REMAIN, TYP. | 16 (N) COVERED BIKE PARKING, SEE 3/A0.2 |
| 4 (E) PUBLIC SIDEWALK | 17 (E) PAVING TO REMAIN |
| 5 (N) LANDSCAPING | 18 (N) BICYCLE PARKING SIGN-- SEE 5/A0.2 FOR MORE INFORMATION |
| 6 (E) BOLLARDS TO BE REMOVED | 19 (N) STRIPPED LOADING SPACE |
| 7 (E) UTILITY EASEMENT | 20 (N) FENCE |
| 8 (E) EXTERIOR STAIR | |
| 9 EDGE OF FLOODPLAIN, AS DETERMINED BY JOHN R. WADE ON FEB. 18TH 2015. | |
| 10 (N) ADA PARKING SPACE | |
| 11 (E) SWALE TO REMAIN | |
| 12 (E) SIDEWALK TO REMAIN | |
| 13 (N) SIDEWALK | |

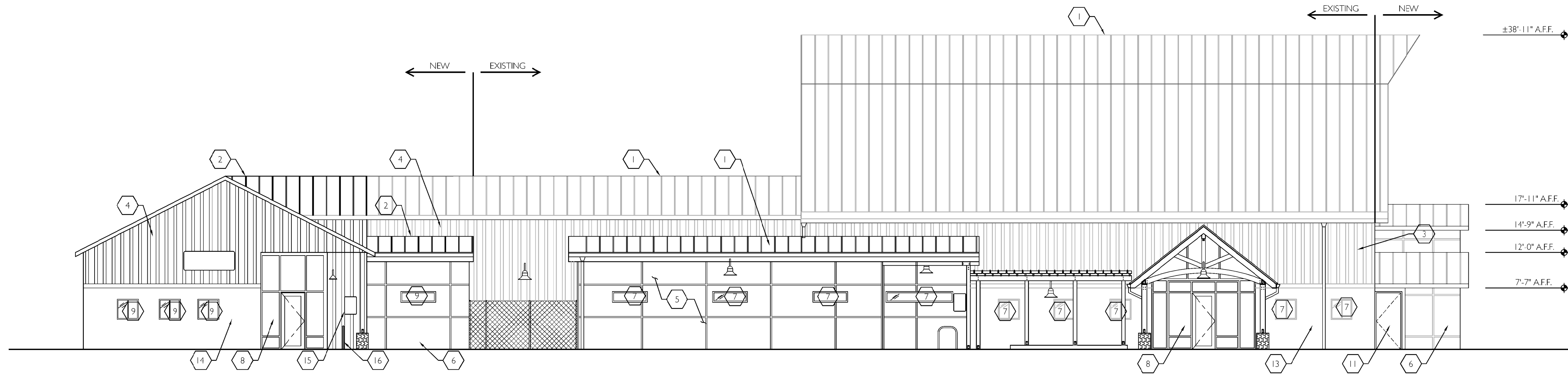
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PLAN ONLY-NOT
FOR
CONSTRUCTION

ISSUED DATE: 1-7/7/2022 ARCHITECTURAL REVIEW SET
 2

CIDA
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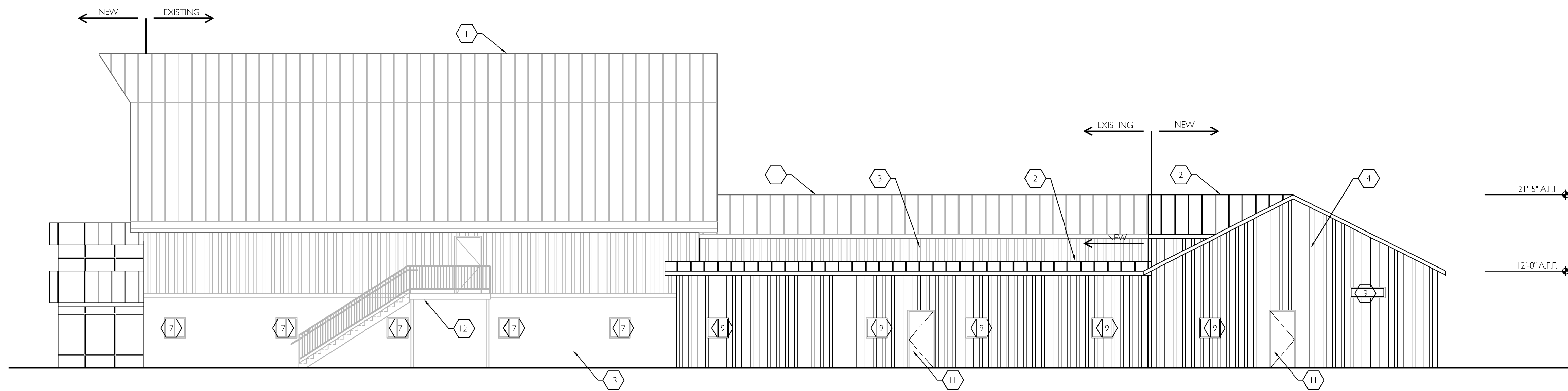
TENANT IMPROVEMENT FOR:
EMERGENCY VETERINARY CLINIC OF TUALATIN
 8250 SW TONKA ST.
 TUALATIN, OREGON 97062



1 NORTH ELEVATION
A2.1 1/8"=1'-0"

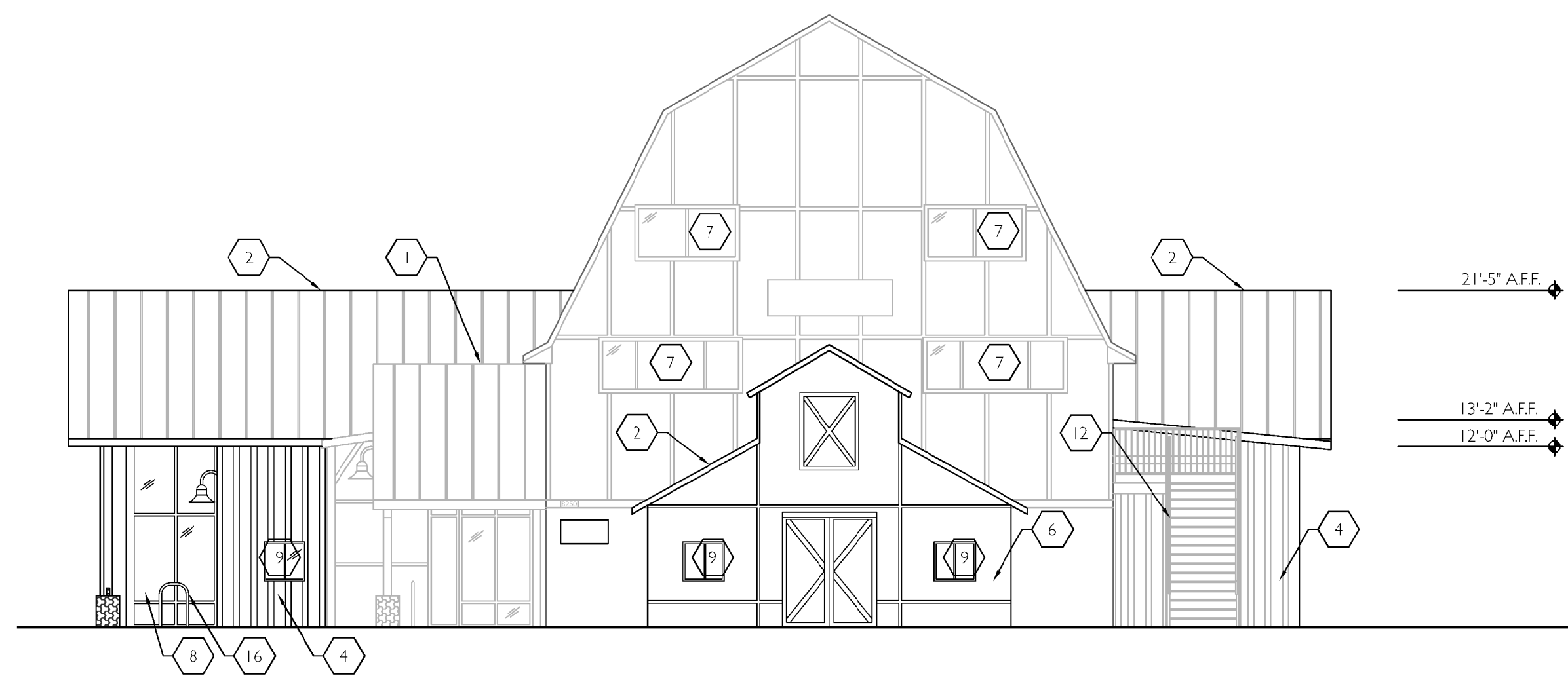
KEYNOTES

- 1 (E) METAL ROOF
- 2 (N) METAL ROOF TO MATCH EXISTING
- 3 (E) METAL SIDING
- 4 (N) METAL SIDING
- 5 (E) BOARD AND BATT SIDING
- 6 (N) BOARD AND BATT SIDING
- 7 (E) WINDOW
- 8 (N) STOREFRONT WINDOW
- 9 (N) ALUMINUM WINDOW
- 10 (E) DOOR
- 11 (N) DOOR
- 12 (E) STAIR
- 13 (E) CONCRETE WALL
- 14 (N) CONCRETE WALL
- 15 (N) BICYCLE PARKING SIGNAGE
- 16 (N) BICYCLE PARKING

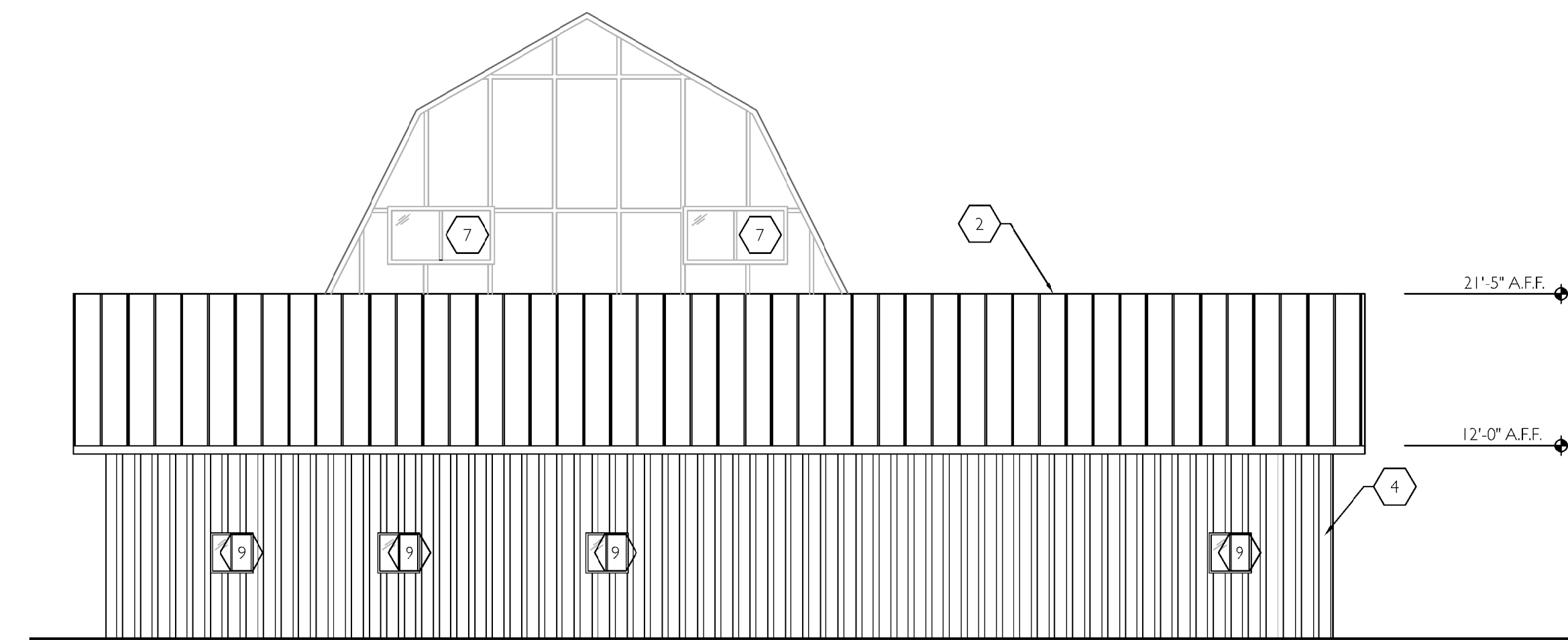


2 SOUTH ELEVATION
A2.1 1/8"=1'-0"

EXTERIOR FINISHES		
KEYNOTE	MATERIAL	COLOR
2	STANDING SEAM METAL ROOF	TO MATCH EXISTING
4	METAL SIDING	PAINT "AURORA BROWN" (MATCH EXISTING)
14	CEMENT BOARD	PAINT "AURORA BROWN" (MATCH EXISTING)
6	HARDIE PANEL SIDING	PAINT "AURORA BROWN" (MATCH EXISTING)
7	TIRM	PAINT "GARDENIA" (MATCH EXISTING)
8	STOREFRONTS	DARK BRONZE (MATCH EXISTING)
11	WOOD COLUMNS	NATURAL WOOD CLEAR SEALER (MATCH EXISTING)



3 WEST ELEVATION
A2.1 1/8"=1'-0"



4 EAST ELEVATION
A2.1 1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"



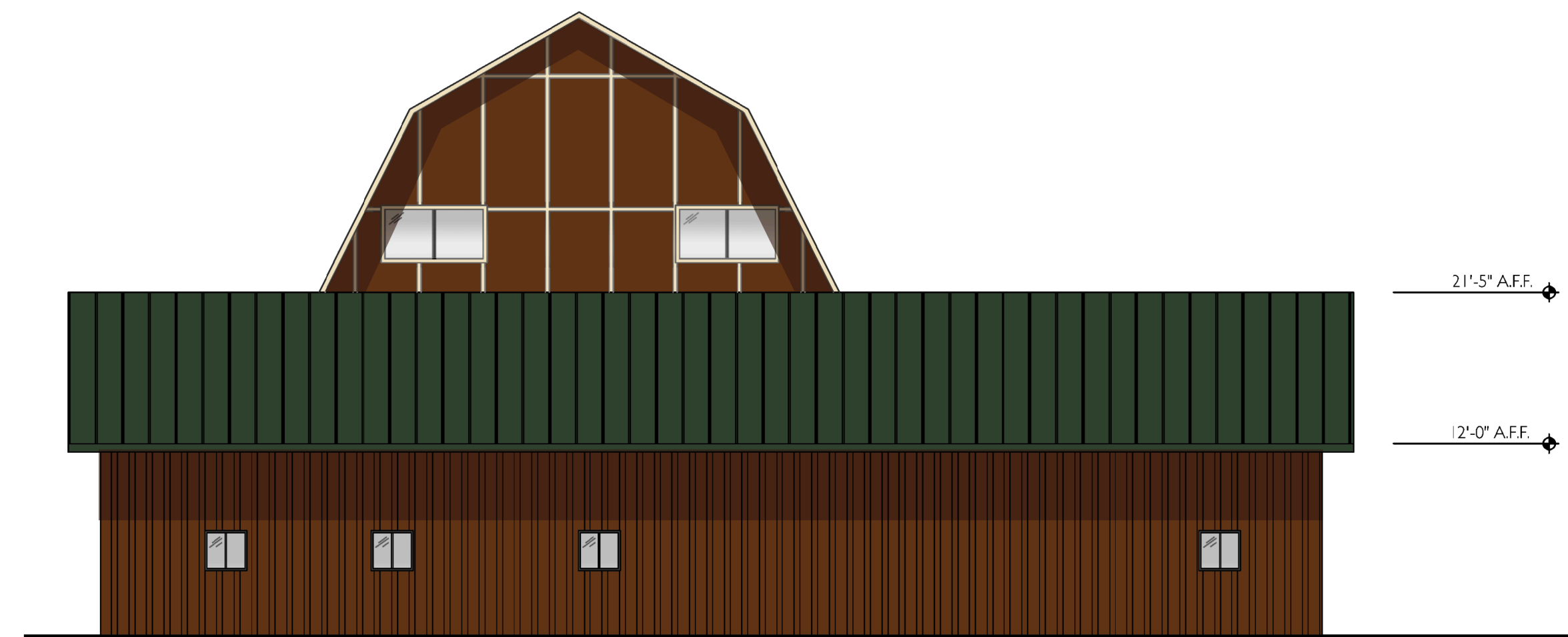
SOUTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"



Materials Board

Project No: 210062.01

Date: 7/7/2022

Project Name: Emergency Vet Clinic of Tualatin

Project Address: 8250 SW Tonka Rd, Tualatin

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TO MATCH EXISTING
STANDING SEAM METAL ROOF

PAINT "AURORA BROWN" (TO MATCH EXISTING)
METAL SIDING
CEMENT BOARD
HARDIE PANEL SIDING

PAINT "GARDENIA" (TO MATCH EXISTING)
TRIM

DARK BRONZE (TO MATCH EXISTING)
STOREFRONTS

NATURAL WOOD CLEAR SEALER (TO MATCH EXISTING)
WOOD COLUMNS

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